

RESOLUTION NO. 2011-128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VERNON GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO STERICYCLE, INC. FOR THE OPERATION OF A MEDICAL WASTE TRANSFER STATION AND TREATMENT FACILITY AT 4726 LOMA VISTA AVENUE IN THE CITY OF VERNON

WHEREAS, Stericycle, Inc. ("Stericycle") is requesting an amendment to their existing conditional use permit ("CUP") that was approved on February 9, 2009, to also permit the treatment of APHIS waste at the 4726 Loma Vista Avenue facility; and

WHEREAS, a CUP was issued to Enserv West, LLC (Enserv), on December 4, 2009, this business has since been acquired by Stericycle; and

WHEREAS, the City Council of the City of Vernon held a hearing on said application for a conditional use permit amendment on July 5, 2011, which was continued to July 19, 2011; and

WHEREAS, Stericycle wishes to add the treatment of "foreign garbage" regulated by the Animal Plant Health Inspection (commonly referred to as APHIS waste); and

WHEREAS, the CUP that was issued by the City of Vernon to Enserv only permitted the treatment and transfer of medical waste; and

WHEREAS, APHIS waste consists of garbage generated by ships and planes that arrive in the United States from foreign countries; and

WHEREAS, the APHIS waste will be treated and transferred in the same manner as the medical waste, via steam sterilization under pressure also known as "autoclaving"; and

WHEREAS, despite a change in ownership, the hours and days of operation will remain the same as previously approved; and

WHEREAS, the proposed site is in the I-Zone, Industrial, given the nature of Stericycle's business operation, the use is classified as a Medical Waste Facility and is allowed with the approval of a conditional use permit; and

WHEREAS, the proposed site is adequate in size, shape and topography for the proposed operation, and has adequate parking, loading facilities, and drainage; and

WHEREAS, Stericycle has indicated that it has not and does not propose to perform any structural alterations to its facility at this time; and

WHEREAS, the proposed site is surrounded by industrial and warehousing uses compatible with the proposed use and no adverse effect from traffic, parking, noise, odors, smoke, light or glare are anticipated from the proposed operation; and

WHEREAS, the proposed site has access to Loma Vista Avenue and 48th Street, both local roadways with a right-of-way of 60 feet; and

WHEREAS, the streets and highways surrounding the proposed site are adequate in width and are improved so as to carry the traffic expected by this proposed operation; and

WHEREAS, the Community Services & Water Department has performed an Initial Study, to determine whether the proposed project will have an adverse impact on the environment and has determined that the proposed project will not have a significant adverse effect on the environment; and

WHEREAS, the Director of Community Services & Water has recommended that a Notice of Intent be filed and a Negative Declaration be adopted in compliance with the California Environmental

Quality Act ("CEQA"); and

WHEREAS, the City of Vernon has provided notice of its intent to adopt a Negative Declaration for the proposed project and has provided a public review period of not less than 30 days, as required by CEQA and the State CEQA Guidelines; and

WHEREAS, the conditions imposed on the conditional use permit will adequately protect the public health, safety and general welfare and the operation is consistent with all applicable rules and laws of the City of Vernon; and

WHEREAS, the proposed use, as to location, operation and design is consistent with the General Plan and Zoning Ordinance of the City of Vernon with approval of a conditional use permit; and

WHEREAS, the City Council has received a Staff Report dated June 22, 2011, upon which it has relied on making the foregoing recitals.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VERNON AS FOLLOWS:

SECTION 1: The City Council of the City of Vernon hereby finds and determines that the recitals contained hereinabove are true and correct.

SECTION 2: The City Council of the City of Vernon further finds on the basis of the whole record before it (including the Initial Study and any comments received) that there is no substantial evidence that the proposed project could have a significant effect on the environment, and that the Negative Declaration reflects the City's independent judgment and analysis, and on the basis of said findings the City Council hereby approves and adopts the Negative Declaration for the proposed project.

SECTION 3: Subject to the conditions below, the conditional use permit, as amended, is hereby granted to Stericycle for the treatment of APHIS waste in addition to medical waste at 4726 Loma Vista Avenue located in the City of Vernon.

SECTION 4: In order to adequately protect the public health and general welfare the following conditions are required:

a. Stericycle shall operate the facility in accordance with, and made to conform with all current codes, rules, and regulations including any required fees as adopted by the City of Vernon not otherwise addressed by this grant of a conditional use permit.

b. Stericycle shall operate the facility in accordance with all federal, state and local laws and shall obtain and maintain necessary permits including, but not limited to the Los Angeles County Sanitation District, South Coast Air Quality Management District (AQMD), California Department of Public Health, and the California Department of Toxic Substances Control (DTSC).

c. Any hazardous substances used, handled and/or stored shall have prior approval from the Vernon Fire and Health Departments. Stericycle shall obtain a Health Permit if there are reportable quantities of hazardous materials on the site. Only medical and APHIS wastes shall be treated or transferred at the facility. APHIS wastes shall not be stored no longer than 72 hours prior to processing. APHIS waste staging area shall be clearly marked or labeled.

d. An annual report documenting the volume of APHIS waste processed in the previous calendar year shall be submitted to the City

of Vernon Health Department by July 1st of each year.

e. Servicing of vehicles, including but not limited to, washing, steam cleaning and repairing, shall not be permitted on the premises. No inoperative vehicles shall be stored on-site. All vehicles operated at the facility shall be tuned and maintained in accordance with applicable emission standards.

f. Stericycle shall operate the facility in a manner, which will not impede traffic on Loma Vista Avenue, 48th Street, and DeKalb Avenue. Stericycle shall ensure all vehicles enter and exit the site in a front forward manner. No vehicle parking or staging associated with the facility shall take place on any public or private street within the City of Vernon. Stericycle shall ensure that trucks do not idle when parked on the subject site.

g. Stericycle shall ensure that the facility's building is structurally maintained to exclude rodents and shall ensure the property is maintained rodent free. Stericycle shall ensure that adequate drainage on the site to eliminate potential mosquito harborage.

h. A spill prevention plan shall be developed for the facility to the satisfaction of the Director of Environmental Health. Materials must be available for cleaning up of leaks or spills of substances associated with Stericycle's operation.

i. Stericycle shall implement a personnel safety-training program to include personal safety, handling hazardous waste, and fire

protection procedures. The written program shall be made available for review upon the City's request.

j. The project site shall be constructed and maintained substantially in compliance with the site plans submitted as part of this conditional use permit application.

k. The property site at 4800 DeKalb Avenue shall not have on-street parking associated with its operation. If the lease expires or is terminated for any reason, Stericycle shall find alternative off-street truck parking within 1,500 feet of its primary location as measured along the street or reduce the size of the operation as determined by the City of Vernon so that sufficient parking is provided onsite. The parking configuration of an alternative parking site shall be approved by the Director of Community Services & Water.

l. No later than ninety (90) days from the approval date of the Conditional Use Permit, Stericycle shall eliminate all tripping hazards and all steps in the paved area shall be removed by sloping pavement at a minimum of 20 to 1 slope for the property located at 4800 DeKalb Avenue.

m. Stericycle shall ensure that all parking and loading areas are striped in a manner acceptable to the Director of Community Services & Water and are paved with a hard durable surface material and adequately drained, and kept free of dust, mud, trash and weeds. Where parking or maneuvering areas adjoin the public street, a barrier wall or landscaping shall be installed and maintained to meet City standards.

n. If the size of the electric service increases substantially from the existing, the L&P Department shall require dedicated space on the said property to place pad-mounted transformer and shall require underground conduits from a power pole on the south side of E. 48th Street to the private property's pad-mounted transformer location.

o. Stericycle shall obtain all necessary building, fire, mechanical, plumbing, and electrical permits from the City of Vernon Community Services Department in addition to any required Vernon Environmental Health Department clearance prior to any construction or improvements.

p. Stericycle shall operate the facility in such a manner that noise and vibration shall not be a nuisance to neighborhood properties. At no time shall noise exceed or vibrations exceed the standards set forth in the City Zoning Ordinance. The facility shall comply with all CalOSHA noise requirements at all times. If the City in its sole discretion determines that a noise nuisance is caused by the operation, a noise study shall be prepared by Stericycle to the satisfaction of the Director of Community Services and Water to determine if the facility is in compliance with the City's Zoning Regulations.

q. Stericycle shall operate the facility in such a manner that odors shall not be a nuisance to neighborhood properties. If the City in its sole discretion determines that an odor nuisance is caused by the operation, additional odor controls shall be installed to the satisfaction of the Director of Community Services and Water or the

facility shall cease all operations until the odor problem is resolved.

r. The facility shall be limited to a maximum of 40 tons per day of incoming medical and APHIS wastes. This maximum capacity includes both materials processed onsite and/or materials transferred to another location.

s. Stericycle shall maintain a radiation monitor at the unloading docks to screen all wastes received, any radioactive material discovered shall be handled in accordance State Law and DPH safety procedures.

t. Prior to receiving any APHIS waste, Stericycle shall obtain and maintain a compliance agreement by U.S. Customs and Border Protection (CBP) or APHIS.

u. Stericycle shall schedule a facility walk-thru (a one-time event) with the Vernon Fire Department for fire personnel to familiarize themselves with the facility operations and potential hazards of such (times 3 for the 3 shifts).

v. Stericycle shall maintain a Knox Box entry system, for Fire Department access to gates and doors.

w. No truck or trailer parked at the DeKalb parking lot shall contain untreated Medical or APHIS waste at any time without the approval of the Health & Environmental Control Department.

x. Noncompliance with any of the conditions herein shall constitute sufficient grounds for the City Council of the City of Vernon to void this conditional use permit pursuant to Section 26.6.3-9

of the Comprehensive Zoning Ordinance.

SECTION 5: Stericycle and any successors in interest shall indemnify, hold harmless, and defend the City of Vernon, its officers, agents, and employees from and against any and all claims, complaints, or petitions for: (1) damages, losses, expenses resulting from bodily injury, sickness, disease, disability or death arising from the operation of the facility excluding therefrom any such claim resulting from the gross negligence or intentional wrongdoing of the City of Vernon, its officers, agents or employees; (2) a peremptory writ or other relief by way of injunction, mandamus, or administrative mandamus; or (3) legal expenses and attorney's fees incurred by the City of Vernon on behalf of any party in such actions or proceedings. The City of Vernon does not waive its right to participate in the defense of any such action.

SECTION 6: Not later than sixty (60) days from the date of this Resolution, Stericycle shall indicate, in writing, its acceptance of the agreement with the conditions contained in Section 4 of this Resolution and the indemnification provision contained in Section 5 of the Resolution.

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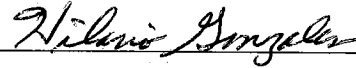
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SECTION 7: The City Clerk of the City of Vernon shall certify to the passage, approval and adoption of this resolution, and the City Clerk of the City of Vernon shall cause this resolution and the City Clerk's certification to be entered in the File of Resolutions of the Council of this City.

APPROVED AND ADOPTED this 19th day of July, 2011.



Name: Hilario Gonzales

Title: Mayor / Mayor Pro Tem

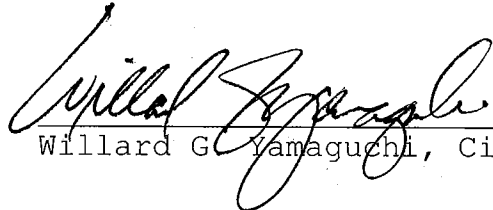
ATTEST:


Willard G. Yamaguchi, City Clerk

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

I, Willard G. Yamaguchi, City Clerk of the City of Vernon, do hereby certify that the foregoing Resolution, being Resolution No. 2011-128, was duly passed, approved and adopted by the City Council of the City of Vernon at a regular meeting of the City Council duly held on Tuesday, July 19, 2011, and thereafter was duly signed by the Mayor or Mayor Pro-Tem of the City of Vernon.

Executed this 21 day of July, 2011, at Vernon, California.




Willard G. Yamaguchi, City Clerk

(SEAL)

CITY CLERK'S OFFICE
INTEROFFICE MEMORANDUM

DATE: July 20, 2011

TO: S. Kevin Wilson, Director of Community Services & Water

FROM: Willard Yamaguchi, City Clerk 

RE: Resolution No. 2011-128 – A Resolution of the City Council of the City of Vernon Granting a Conditional Use Permit Amendment to Stericycle, Inc. for the Operation of a Medical Waste Transfer Station and Treatment Facility at 4726 Loma Vista Avenue in the City of Vernon

Transmitted herewith is a copy of Resolution No. 2011-128 referenced above, which was approved by City Council on July 19, 2011.

Thank you.

Attachment

WY:dj

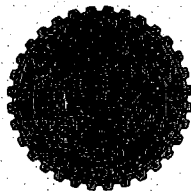
c: Resolution Nos. 9854, 2011-128

cc 7/15/11 — continued until 7/19/11
approved cc 7/19/11

RECEIVED

JUN 23 2011

CITY CLERK'S OFFICE



RECEIVED

JUN 22 2011

CITY ADMINISTRATION

STAFF REPORT

COMMUNITY SERVICES & WATER DEPARTMENT

DATE: June 22, 2011

TO: Honorable Mayor and City Council

FROM: Samuel Kevin Wilson, ^{SW}Director of Community Services & Water

RE: Conditional Use Permit Amendment – Stericycle, Inc. located at 4726 Loma Vista Avenue

BACKGROUND

In February 2009, a Conditional Use Permit was issued by the City of Vernon to Enserv West, LLC ("Enserv") to operate a medical waste transfer station and treatment facility located at 4726 Loma Vista Avenue. The operation consists of transferring and treating of medical waste (hypodermic needles, blades, needles, syringes, broken blood vials) from generators such as hospitals, medical clinics or other producers of medical waste. The medical waste is treated via steam sterilization also known as "autoclaving". The autoclave is a device used for medical waste disposal which renders the material inert by applying intense steam heat.

On December 4, 2009, Stericycle, Inc. ("Stericycle") acquired the assets of Enserv West LLC and their parent company, Medserv, Inc. Stericycle operates a medical waste transfer station and treatment facility in Vernon, at 2775 26th Street. Stericycle was originally permitted for this use in 1987, and has operated continuously since that time. Stericycle wishes to add the treatment of "foreign garbage" regulated by the Animal Plant Health Inspection (commonly referred to as APHIS waste) as outlined under the authority of the United States Department of Agriculture (USDA) at the Loma Vista site. The conditional use permit that was issued by the City of Vernon to Enserv did not account for the treatment of APHIS waste, it only permitted the treatment and transfer of medical waste. Stericycle is requesting an amendment to its existing conditional use permit to allow for the treatment of APHIS waste at the subject site.

THE PROJECT

The City Council approved Enserv's conditional use permit in February 2009, to transfer and treat medical waste that is delivered to the site. Stericycle is now proposing to add the treatment of APHIS waste. The APHIS waste will be treated by the same autoclave as approved for the medical waste. The hours and days of operation will remain the same as previously

approved. APHIS waste that will be treated at the facility consists of garbage generated in places other than the United States, and typically is transported via ships or planes that arrive in the United States from foreign countries. USDA requires that APHIS waste be sterilized in an autoclave similar to medical waste. The risk is that pest and diseases in the foreign garbage may impact agriculture, specifically animal and plants, and damage the agriculture sector (particularly in CA). There is no risk per se to humans, but foreign pest and diseases can infect livestock or agricultural crops, and therefore, APHIS waste is required to be sterilized.

According to Stericycle, the APHIS waste will be treated and transferred in the same manner as the medical waste according to USDA requirements. All loads will be screened for radiation. Trucks will deliver the APHIS waste to the subject site whereupon all of the containers will be unloaded and weighed, then loaded into the autoclave carts for processing. The waste is then sterilized using high temperature steam in an autoclave. Since the autoclave time and temperature cycle times will be different for APHIS waste than they are for medical waste, the higher time/temperature profile will be used to treat the waste to comply with both USDA and DPH requirements. At no time prior to treatment will the APHIS waste be commingled with medical or other waste. The APHIS waste containers are gray in color which are different from the medical containers (red), but are the same size approximately 44 gallons.

At the end of the APHIS waste treatment cycle, the treated APHIS waste will be transferred into the same solid waste containers as the treated medical waste and will be disposed of in the same manner, as the treated APHIS waste is now considered solid waste suitable for landfill disposal. The volume of APHIS waste will vary. The total quantity of APHIS waste processed in a given month will not exceed 200,000 pounds, but the combination of APHIS and Medical wastes will not exceed the current permitted capacity of 40 tons per day for the facility. No more than 40,000 pounds of APHIS waste will be stored at the facility at one time. Due to the scheduling of ships into the port where the waste originates from, deliveries will typically occur on weekend days or off-peak hours during the week.

There will be no impact to the surrounding neighborhood from the existing and proposed operation. Noise levels will be limited to the dumping of treated waste, steam generation from the boiler, and the coming and going of vehicles. The machinery and equipment will not create any vibrations. Noise levels have been determined to be within limits mandated by the City's Ordinance. The addition of the APHIS waste will not add-on to the existing noise levels, due to the fact that the APHIS waste will be treated by the same machinery. No odors are anticipated in the treatment of APHIS waste, the APHIS waste transported to the facility are bagged and placed in sealed containers, labeled AHPIS, although steps may be taken to reduce any odors from either the waste itself or the treatment process, if necessary.

ZONING AND GENERAL PLAN CONSISTENCY

The proposed use is in accordance with the Zoning Ordinance and General Plan. The site is located in the I-Zone, Industrial. Stericycle is considered a Medical Waste Facility. A Medical Waste Facility shall mean a waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either; (i) Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or

incapacitating reversible, illness. (ii) Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or disposed of, or otherwise managed. A Medical Waste Facility is not specifically permitted or specifically prohibited by the City's zoning ordinance and therefore a conditional use permit is required.

PROJECT SITE

The proposed site is located at 4726 Loma Vista Avenue. The property site contains one building approximately 21,623 square feet in size located on a 38,101 square foot lot. The proposed site will be supported by a 22 stall surface parking lot, 2 truck parking, and 4 loading stalls, additionally, the owner has obtained a lease from the property owner at 4800 DeKalb Avenue, US Premier Investments, LLC, to provide additional truck parking. Stericycle will be providing 9 truck parking stalls on this property. The parking is being provided within 1,500 feet of the main building in compliance with the zoning code provision.

As previously mentioned, Stericycle has acquired the assets of Enserv West LLC and their parent company, Medserv, Inc. Stericycle has not proposed any changes to the size, shape, topography and drainage of the existing site for the proposed operation. The total square footage of the project site that was first approved will not be changing and the parking required remains unchanged.

The proposed site has one driveway on Loma Vista Avenue located on the west side of the site and two driveways on 48th Street located on the south side of the site, which provides ingress and egress from both Loma Vista Avenue and 48th Street. The streets and highways surrounding the subject site are adequate in width and are improved as necessary to carry the traffic expected by this proposed use. The subject site is served by Loma Vista Avenue and 48th Street, both local roadways with a right-of-way of 60 feet.

VEHICLE MOVEMENTS

The property is currently used as a medical waste transfer station and treatment facility. The addition of APHIS waste will not increase the current permitted capacity of the facility over what was previously permitted. Currently, bobtail trucks owned and operated by Stericycle and ranging in size from 26 to 34 feet in length will leave the site empty and return with medical waste picked up from clients in the Southern California area. In addition, Stericycle's tractor/trailers will be transferring waste both in and out of the facility periodically. The size of these trailers will vary but typically in the 28' to 53' range. Approximately 6 to 8 trucks per day enter and leave the property site (a total of 16 trips). Additionally, there are up to two pickups per day of solid waste at off-peak hours. Based upon employee staffing, at capacity a total of 28 cars per day will enter and leave the facility over all shifts for a total of 56 ingress and egress movements. Ample parking is available on site, as the trucks will typically be out on routes while cars use the parking on site. For APHIS waste, deliveries will occur at off-peak hours during the week. Deliveries will be made by either a bobtail or tractor/trailer. Due to the scheduling of ships into the ports where the waste originates from, these deliveries will typically occur on Sundays. Stericycle proposes to increase its business in the future to 3 shifts seven days a week, though no timetable has been projected. At full capacity of 40 tons per day, based upon 3

shifts per day, 7 days a week there will be a maximum of twenty trucks per day entering and leaving the property (forty ingress and egress) including the trucks delivering APHIS waste.

Stericycle has obtained a lease from the property owner at 4800 DeKalb Avenue, US Premier Investments, LLC, to provide additional overnight truck parking. Stericycle proposes to provide 9 truck parking stalls (53-foot in length) on this property. The reason for the additional parking off-site is to accommodate the projected growth of the business up to the maximum capacity. Due to the space constraints on their existing lot, the possibility of providing additional parking is remote without the demolition of onsite improvements. The parking is being provided within 1,500 feet of the main building in compliance with the zoning code provision.

Both car and truck traffic are routed to and from the building either Northbound via Loma Vista Avenue or eastbound on 48th Street. Both directions are away from the nearest residential area ¼ mile to the south and will not be impacted. At the controlled intersection one block north of the project site is District Boulevard, which is approximately one mile from major freeway arteries, including the 710 and 5 freeways. Since the shift times begin at 6:00 am there will be minimal impact on the traffic in the surrounding area from this location during peak traffic times. A comprehensive Intersection Capacity Utilization (ICU) calculation was performed using the Loma Vista/District and District/Atlantic intersections, which calculate the Level of Service (LOS) impact of the project. The ICU shows that LOS are unchanged by the project at full capacity and will not create a significant impact as established by LACMTA.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The Community Services Department has performed an Initial Study, to determine whether the proposed project (addition of APHIS waste) will have adverse impacts on the environment and has determined that the proposed project will not have a significant adverse effect on the environment. The Director of Community Services & Water has recommended that a Notice of Intent be filed, and a Negative Declaration be adopted in compliance with the CEQA.

STATE OR FEDERAL CONDITIONS

All Federal, State, and local regulatory permits shall be obtained as required for the operation. The facility has received a permit from the State of California Department of Public Health for the operation of the facility.

STAFF FINDINGS AND CONDITIONS

The amendment to the existing conditional use permit shall be granted based on the following findings and conditions as required by Section 26.6.3-4 of the Vernon Zoning Code:

- a. The lot for the proposed use is adequate in size, shape, and topography for a medical and APHIS waste treatment facility.
- b. The addition of the APHIS waste treatment will not adversely affect the interest of the public or the interests of other residents and property owners in the vicinity of the Project. As previously mentioned, Stericycle has specific safety procedures in place to address the

hazards associated with the processing of wastes, which all operations will be fully contained within the existing building. Thus, the proposed safety measures will adequately protect life, health and safety. Additionally no environmental effects from this use are anticipated.

c. The addition of APHIS waste will be compatible with other permitted uses of surrounding and adjacent properties in the Industrial Zone of the City as the Applicant's proposed use is allowed in this zone with a conditional use permit.

d. The lot has adequate off-street parking and loading facilities for this proposed use, the site will be supported by a 22 stall surface parking lot, 2 truck parking, and 4 loading stalls which meets the Vernon Zoning Code Section 26.5.1-6 requirements. Additionally, the owner has obtained a lease from the property owner at 4800 DeKalb Avenue, US Premier Investments, LLC, to provide additional truck parking. Stericycle will be providing nine 53-foot truck parking stalls on this property.

e. The use is consistent with Vernon Zoning Code and General Plan as the amendment of the CUP will ensure zoning capability. Additionally, the amendment of the CUP will be consistent with the goals and policies of the General Plan of encouraging industrial uses in the City.

f. The proposed use is consistent with all applicable County, State and Federal laws, rules and regulations as conditioned below. Additionally, the use will meet Local laws and Code requirements.

g. The proposed use will not adversely affect the general welfare, as conditioned below, as a result of noise, increased traffic, interference with flow of traffic, dust, or other undesirable characteristics. Although the Project will add a small number of vehicle trips, no intersections will be impacted. Additionally, various conditions are imposed to ensure the project does not cause excess noise and impede traffic flow.

h. All of the conditions imposed on the Project are necessary to protect the public health, safety and general welfare.

CONDITIONS

It is recommended that the following conditions be imposed to adequately protect the public health, safety and general welfare:

a. Stericycle shall operate the facility in accordance with, and made to conform with all current codes, rules, and regulations including any required fees as adopted by the City of Vernon not otherwise addressed by this grant of a conditional use permit.

b. Stericycle shall operate the facility in accordance with all federal, state and local laws and shall obtain and maintain necessary permits including, but not limited to the Los Angeles County Sanitation District, South Coast Air Quality Management District (AQMD), California Department of Public Health, and the California Department of Toxic Substances Control (DTSC).

c. Any hazardous substances used, handled and/or stored shall have prior approval from the Vernon Fire and Health Departments. Stericycle shall obtain a Health Permit if there are reportable quantities of hazardous materials on the site. Only medical and APHIS wastes shall be treated or transferred at the facility. APHIS wastes shall not be stored no longer than 72 hours prior to processing. APHIS waste staging area shall be clearly marked/labeled.

d. An annual report documenting the volume of APHIS waste processed in the previous calendar year shall be submitted to the City of Vernon Health Department by July 1st of each year.

e. Servicing of vehicles, including but not limited to, washing, steam cleaning and repairing, shall not be permitted on the premises. No inoperative vehicles shall be stored on-site. All vehicles operated at the facility shall be tuned and maintained in accordance with applicable emission standards.

f. Stericycle shall operate the facility in a manner, which will not impede traffic on Loma Vista Avenue, 48th Street, and DeKalb Avenue. Stericycle shall ensure all vehicles enter and exit the site in a front forward manner. No vehicle parking or staging associated with the facility shall take place on any public or private street within the City of Vernon. Stericycle shall ensure that trucks do not idle when parked on the subject site.

g. Stericycle shall ensure that the facility's building is structurally maintained to exclude rodents and shall ensure the property is maintained rodent free. Stericycle shall ensure that adequate drainage on the site to eliminate potential mosquito harborage.

h. A spill prevention plan shall be developed for the facility to the satisfaction of the Director of Environmental Health. Materials must be available for cleaning up of leaks or spills of substances associated with Stericycle's operation.

i. Stericycle shall implement a personnel safety-training program to include personal safety, handling hazardous waste, and fire protection procedures. The written program shall be made available for review upon the City's request.

j. The project site shall be constructed and maintained substantially in compliance with the site plans submitted as part of this conditional use permit application.

k. The property site at 4800 DeKalb Avenue shall not have on-street parking associated with its operation. If the lease expires or is terminated for any reason, Stericycle shall find alternative off-street truck parking within 1,500 feet of its primary location as measured along the street or reduce the size of the operation as determined by the City of Vernon so that sufficient parking is provided onsite. The parking configuration of an alternative parking site shall be approved by the Director of Community Services & Water.

l. No later than ninety (90) days from the approval date of the Conditional Use Permit, Stericycle shall eliminate all tripping hazards and all steps in the paved area shall be removed by

sloping pavement at a minimum of 20 to 1 slope for the property located at 4800 DeKalb Avenue.

m. Stericycle shall ensure that all parking and loading areas are striped in a manner acceptable to the Director of Community Services & Water and are paved with a hard durable surface material and adequately drained, and kept free of dust, mud, trash and weeds. Where parking or maneuvering areas adjoin the public street, a barrier wall or landscaping shall be installed and maintained to meet City standards.

n. If the size of the electric service increases substantially from the existing, the L&P Department shall require dedicated space on the said property to place pad-mounted transformer and shall require underground conduits from a power pole on the south side of E. 48th Street to the private property's pad-mounted transformer location.

o. Stericycle shall obtain all necessary building, fire, mechanical, plumbing, and electrical permits from the City of Vernon Community Services Department in addition to any required Vernon Environmental Health Department clearance prior to any construction or improvements.

p. Stericycle shall operate the facility in such a manner that noise and vibration shall not be a nuisance to neighborhood properties. At no time shall noise exceed or vibrations exceed the standards set forth in the City Zoning Ordinance. The facility shall comply with all CalOSHA noise requirements at all times. If the City in its sole discretion determines that a noise nuisance is caused by the operation, a noise study shall be prepared by Stericycle to the satisfaction of the Director of Community Services and Water to determine if the facility is in compliance with the City's Zoning Regulations.

q. Stericycle shall operate the facility in such a manner that odors shall not be a nuisance to neighborhood properties. If the City in its sole discretion determines that an odor nuisance is caused by the operation, additional odor controls shall be installed to the satisfaction of the Director of Community Services and Water or the facility shall cease all operations until the odor problem is resolved.

r. The facility shall be limited to a maximum of **40 tons** per day of incoming medical and APHIS wastes. This maximum capacity includes both materials processed onsite and/or materials transferred to another location.

s. Stericycle shall maintain a radiation monitor at the unloading docks to screen all wastes received any radioactive material discovered shall be handled in accordance State Law and DPH safety procedures.

t. Prior to receiving any APHIS waste, Stericycle shall obtain and maintain a compliance agreement by U.S. Customs and Border Protection (CBP) or APHIS.

u. Stericycle shall schedule a facility walk-thru (a one-time event) with the Vernon Fire Department for fire personnel to familiarize themselves with the facility operations and potential hazards of such (times 3 for the 3 shifts).

v. Stericycle shall maintain a Knox Box entry system, for Fire Department access to gates and doors.

w. No truck or trailer parked at the DeKalb parking lot shall contain untreated Medical or APHIS waste at any time without the approval of the Health & Environmental Control Department.

x. Noncompliance with any of the conditions herein shall constitute sufficient grounds for the City Council of the City of Vernon to void this conditional use permit pursuant to Section 26.6.3-9 of the Comprehensive Zoning Ordinance.

RECEIVED

JUL 12 2011

CITY ADMINISTRATION

tyes



RECEIVED

JUL 13 2011

CITY CLERK'S OFFICE

SUPPLEMENTAL STAFF REPORT COMMUNITY SERVICES & WATER DEPARTMENT

DATE: July 11, 2011

TO: Honorable Mayor and City Council

FROM: Samuel Kevin Wilson, Director of Community Services & Water *SKW*

RE: Comments received regarding Stericycle Inc. Conditional Use Permit

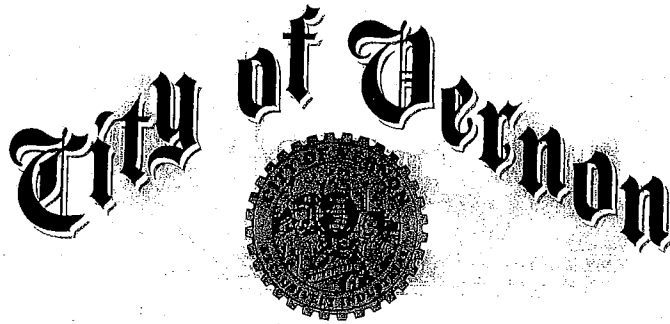
Staff of the City of Vernon circulated a Notice of Intent and a Notice of Public Hearing regarding the City's intention to adopt a Negative Declaration and approve a Conditional Use Permit to allow Stericycle Inc. to process APHIS waste at its facility located at 4726 Loma Vista Avenue.

In response, the South Coast Air Quality Management District (SCAQMD) issued a letter dated June 30, 2011 providing comments regarding the air quality calculations contained in the initial study for the project. As a result of the comments the City recalculated the projected air emissions from the project utilizing the methodology recommended by SCAQMD. The results of the analysis concluded that the project would not have a significant effect on air quality.

Attached herewith is a copy of the June 30, 2011 letter from SCAQMD and the City's response dated July 11, 2011. It is hereby recommended that the initial study be amended to reflect the calculations shown in the July 11, 2011 City letter attached herewith, that a negative declaration be adopted for the project and the Conditional Use Permit be approved as submitted.

SKW

Enclosures



COMMUNITY SERVICES & WATER DEPARTMENT
Samuel Kevin Wilson, Director of Community Services & Water
4305 Santa Fe Avenue, Vernon, California 90058
Telephone (323) 583-8811 Fax (323) 826-1435

July 11, 2011

Dan Garcia
Air Quality Specialist
Planning, Rule Development & Area Sources
21865 E. Copley Drive
Diamond Bar, CA 91765-4182

RE: Negative Declaration for the Stericycle, Inc. Project

Dear Mr. Garcia:

The City of Vernon received your email dated June 30, 2011 regarding the above referenced project. Thank you for reviewing and providing comments on the Negative Declaration for the above-mentioned project. In response to your letter the City staff has prepared the following response.

Using Scenario 2011 as the most conservative template, an analysis was conducted using AQMD tables and information as outlined below. Current information (pre-project) included ten (10) passenger vehicles traveling 30 miles per day average, and twelve (12) heavy-heavy duty trucks traveling 100 miles per day each, on average. A similar analysis was conducted post project assuming a facility capacity of 40 tons per day as approved by the City of Vernon. At capacity 14 passenger cars per day and 20 heavy-heavy-duty trucks, averaging 30 and 100 miles per day respectively, were used as this vehicle capacity has been approved by the City of Vernon for the project.

This analysis looks at the Delta (difference) between the existing emissions and emissions post-project. The results show that emissions per day (per pound of pollutant) are below thresholds for each pollutant listed. Sources used for the analysis were the EMFAC2007 (version 2.3) and SCAQMD Operational Emission Rate Thresholds of Significance. Therefore, it is the City's opinion that there will be no significant impacts in operational emissions caused by the addition of the APHIS waste, and no mitigation measures would be necessary.

Exclusively Industrial



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

E-mailed: June 30, 2011
kwilson@ci.vernon.ca.us

June 30, 2011

Mr. Kevin Wilson
City of Vernon
Community Services and Water
Vernon, CA 90058
Los Angeles, CA 90015-2213

Review of the Negative Declaration (ND) for the Stericycle Inc. Project

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The following comment is intended to provide guidance to the lead agency and should be incorporated into the final CEQA document as appropriate.

The air quality analysis prepared for the proposed project demonstrates significant regional air quality impacts from the proposed project. Based on the air quality discussion provided in the Negative Declaration the proposed project will generate 2,000 miles per day of heavy duty diesel truck travel resulting in 76 pounds per day of NO_x emissions exceeding the AQMD's Regional CEQA Significance Threshold¹ for NO_x (i.e., 55 lbs per day) by 21 pounds per day. Therefore, the lead agency should require mitigation to reduce these impacts to a less than significant level. Specifically, the AQMD staff recommends that the lead agency include the following mitigation measure into the final CEQA document:

- At commencement of project operations, all on-road heavy duty diesel trucks serving the facility shall comply with EPA 2007 on-road emission standards for PM₁₀ and NO_x (0.01 g/bhp-hr and at least 1.2 g/bhp-hr, respectively).

Pursuant to Public Resources Code Section 21092.5, please provide the AQMD with proper notification of the any hearings to consider adoption of the final CEQA document. Further, staff is available to work with the lead agency to address these issues and any

¹ A summary of AQMD's Regional Significance Thresholds can be found at:
<http://www.aqmd.gov/ceqa/handbook/signthres.pdf>

MOST CONSERVATIVE (SCENARIO 2011) EMISSION FACTORS FOR HHD TRUCKS

POLLUTANT	CO	NOx	ROG	SOx	PM10	PM2.5	CO2	CH4
FACTOR ¹	0.01112463	0.03455809	0.00279543	0.00003972	0.00166087	0.00144489	4.22045680	0.00012910
MILEAGE POST PROJECT	2000	2000	2000	2000	2000	2000	2000	2000
CURRENT MILEAGE	1200	1200	1200	1200	1200	1200	1200	1200
NET INCREASE	800	800	800	800	800	800	800	800
EMISSIONS PER DAY	8.899	27.646	2.236	0.0317	1.328	1.155	3376.365	0.103
SIGNIFICANCE THRESHOLDS ²	550	55	N/A	150	55	55	N/A	N/A
SIGNIFICANT?	No	No	N/A	No	No	No	N/A	N/A

MOST CONSERVATIVE (SCENARIO 2011) EMISSION FACTORS FOR PASSENGER VEHICLES

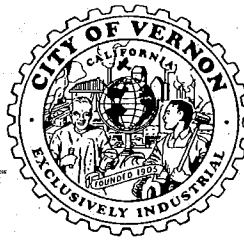
POLLUTANT	CO	NOx	ROG	SOx	PM10	PM2.5	CO2	CH4
FACTOR ¹	0.00826276	0.00084460	0.00065233	0.00001077	0.00008879	0.00005653	1.10235154	0.00007678
MILEAGE POST PROJECT	420	420	420	420	420	420	420	420
CURRENT MILEAGE	300	300	300	300	300	300	300	300
NET INCREASE	120	120	120	120	120	120	120	120
EMISSIONS PER DAY	0.9915	0.1013	0.0782	0.00128	0.001284	0.01064	132.2821	0.0092
SIGNIFICANCE THRESHOLDS ²	550	55	N/A	150	150	55	N/A	N/A
TOTAL ALL VEHICLES	9.9815	27.747	2.314	0.03298	1.329	1.165	3508.646	0.1122
SIGNIFICANT?	No	No	N/A	No	No	No	N/A	N/A

Sources:

¹ Highest (Most Conservative) EMFAC2007 (version 2.3)

² <https://aqmd.gov/ceqa/documents/2011/aqmd/finalEA/1315/AppendixC.pdf>

N/A = Not Available



NOTICE OF PUBLIC HEARING

The City of Vernon will conduct a Public Hearing, which you may attend.

- PLACE:** Vernon City Hall
City Council Chambers
4305 Santa Fe Avenue
Vernon, CA 90058
- DATE & TIME:** **Tuesday, July 5, 2011 at 9:00 a.m.**
(or as soon thereafter as the matter can be heard)
- APPLICANT:** **Stericycle, Inc.**
- REQUEST:** Stericycle is requesting an amendment to its existing conditional use permit for the treatment of APHIS waste at the subject site. The conditional use permit that was previously issued by the City of Vernon did not permit the treatment of APHIS waste, it only permitted the treatment and transfer of medical waste.
- PROPERTY INVOLVED:** **4726 Loma Vista Avenue, Vernon, CA 90058**
(See reverse side)
- REVIEW OF THE FILE:** The application, maps, and supporting information are available for public review during normal business hours in the Vernon Community Services & Water Department, located at 4305 Santa Fe Avenue, Vernon, California, between the hours of 7:15 a.m. and 5:15 p.m. Monday through Thursday.
- PROPOSED FINDINGS:** It is recommended that the City Council of the City of Vernon determine that this project will not have a significant effect on the environment. The proposed conditions of approval of the conditional use permit are designated to ensure protection of public health, safety and general welfare and the environment.

If you challenge the granting of this conditional use permit amendment or any provisions thereof in court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice or in written correspondence delivered to the City of Vernon at, or prior to, the meeting.

The hearing may be continued or adjourned or cancelled and rescheduled to a stated time and place without further notice of a public hearing.

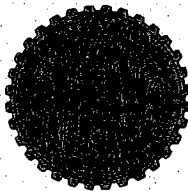
Dated: May 24, 2011

Willard Yamaguchi, City Clerk

RECEIVED

JUN 23 2011

CITY CLERK'S OFFICE



COMMUNITY SERVICES & WATER DEPARTMENT

DATE: June 22, 2011

TO: Mark Whitworth, City Administrator

FROM: Samuel Kevin Wilson, ^{CA}Director of Community Services & Water

RE: Conditional Use Permit Amendment – Stericycle, Inc. located at 4726 Loma Vista Avenue

In February 2009, a Conditional Use Permit was issued by the City of Vernon to Enserv West, LLC ("Enserv") to operate a medical waste transfer station and treatment facility located at 4726 Loma Vista Avenue. The operation consists of transferring and treating of medical waste from generators such as hospitals, medical clinics or other producers of medical waste. The medical waste is treated via steam sterilization also known as "autoclaving". The autoclave is a device used for medical waste disposal which renders the material inert by applying intense steam heat. On December 4, 2009, Stericycle, Inc. ("Stericycle") acquired the assets of Enserv West LLC and their parent company, Medserv, Inc. Stericycle wishes to add the treatment of "foreign garbage" regulated by the Animal Plant Health Inspection (commonly referred to as APHIS waste) as outlined under the authority of the United States Department of Agriculture (USDA) at the Loma Vista site. The conditional use permit that was issued by the City of Vernon to Enserv did not permit the treatment of APHIS waste, it only permitted the treatment and transfer of medical waste. Therefore, Stericycle is requesting an amendment to its existing conditional use permit to allow for the treatment of APHIS waste at the subject site.

After review of the application by the Community Services Department, it is recommended that the conditional use permit be granted.

Herewith for your consideration are the following supporting documents:

1. Staff Report.
2. Conditional Use Permit application and supporting information.
3. Notice of Public Hearing, confirmation/proof of publication, and affidavits of mailing.
4. Notice of Intent to adopt a Negative Declaration.
5. Final Initial Study, which includes comment letters received from interested parties and responses thereto.

The Community Services Department conducted an Initial Study for the project to determine if the project would provide any significant impacts to the environment and determined that the proposed project will not have a significant effect on the environment.

Therefore, it is recommended that a Negative Declaration be adopted and that a Notice of Determination be filed with the County Clerk.

Further, it is recommended that the conditional use permit amendment be granted subject to the following **conditions** set forth below:

a. Stericycle shall operate the facility in accordance with, and made to conform with all current codes, rules, and regulations including any required fees as adopted by the City of Vernon not otherwise addressed by this grant of a conditional use permit.

b. Stericycle shall operate the facility in accordance with all federal, state and local laws and shall obtain and maintain necessary permits including, but not limited to the Los Angeles County Sanitation District, South Coast Air Quality Management District (AQMD), California Department of Public Health, and the California Department of Toxic Substances Control (DTSC).

c. Any hazardous substances used, handled and/or stored shall have prior approval from the Vernon Fire and Health Departments. Stericycle shall obtain a Health Permit if there are reportable quantities of hazardous materials on the site. Only medical and APHIS wastes shall be treated or transferred at the facility. APHIS wastes shall not be stored no longer than 72 hours prior to processing. APHIS waste staging area shall be clearly marked/labeled.

d. An annual report documenting the volume of APHIS waste processed in the previous calendar year shall be submitted to the City of Vernon Health Department by July 1st of each year.

e. Servicing of vehicles, including but not limited to, washing, steam cleaning and repairing, shall not be permitted on the premises. No inoperative vehicles shall be stored on-site. All vehicles operated at the facility shall be tuned and maintained in accordance with applicable emission standards.

f. Stericycle shall operate the facility in a manner, which will not impede traffic on Loma Vista Avenue, 48th Street, and DeKalb Avenue. Stericycle shall ensure all vehicles enter and exit the site in a front forward manner. No vehicle parking or staging associated with the facility shall take place on any public or private street within the City of Vernon. Stericycle shall ensure that trucks do not idle when parked on the subject site.

g. Stericycle shall ensure that the facility's building is structurally maintained to exclude rodents and shall ensure the property is maintained rodent free. Stericycle shall ensure that adequate drainage on the site to eliminate potential mosquito harborage.

h. A spill prevention plan shall be developed for the facility to the satisfaction of the Director of Environmental Health. Materials must be available for cleaning up of leaks or spills of substances associated with Stericycle's operation.

i. Stericycle shall implement a personnel safety-training program to include personal safety, handling hazardous waste, and fire protection procedures. The written program shall be made available for review upon the City's request.

j. The project site shall be constructed and maintained substantially in compliance with the site plans submitted as part of this conditional use permit application.

k. The property site at 4800 DeKalb Avenue shall not have on-street parking associated with its operation. If the lease expires or is terminated for any reason, Stericycle shall find alternative off-street truck parking within 1,500 feet of its primary location as measured along the street or reduce the size of the operation as determined by the City of Vernon so that sufficient parking is provided onsite. The parking configuration of an alternative parking site shall be approved by the Director of Community Services & Water.

l. No later than ninety (90) days from the approval date of the Conditional Use Permit, Stericycle shall eliminate all tripping hazards and all steps in the paved area shall be removed by sloping pavement at a minimum of 20 to 1 slope for the property located at 4800 DeKalb Avenue.

m. Stericycle shall ensure that all parking and loading areas are striped in a manner acceptable to the Director of Community Services & Water and are paved with a hard durable surface material and adequately drained, and kept free of dust, mud, trash and weeds. Where parking or maneuvering areas adjoin the public street, a barrier wall or landscaping shall be installed and maintained to meet City standards.

n. If the size of the electric service increases substantially from the existing, the L&P Department shall require dedicated space on the said property to place pad-mounted transformer and shall require underground conduits from a power pole on the south side of E. 48th Street to the private property's pad-mounted transformer location.

o. Stericycle shall obtain all necessary building, fire, mechanical, plumbing, and electrical permits from the City of Vernon Community Services Department in addition to any required Vernon Environmental Health Department clearance prior to any construction or improvements.

p. Stericycle shall operate the facility in such a manner that noise and vibration shall not be a nuisance to neighborhood properties. At no time shall noise exceed or vibrations exceed the standards set forth in the City Zoning Ordinance. The facility shall comply with all CalOSHA noise requirements at all times. If the City in its sole discretion determines that a noise nuisance is caused by the operation, a noise study shall be prepared by Stericycle to the satisfaction of the Director of Community Services and Water to determine if the facility is in compliance with the City's Zoning Regulations.

q. Stericycle shall operate the facility in such a manner that odors shall not be a nuisance to neighborhood properties. If the City in its sole discretion determines that an odor nuisance is caused by the operation, additional odor controls shall be installed to the satisfaction of the Director of Community Services and Water or the facility shall cease all operations until the odor problem is resolved.

r. The facility shall be limited to a maximum of **40 tons** per day of incoming medical and APHIS wastes. This maximum capacity includes both materials processed onsite and/or materials transferred to another location.

s. Stericycle shall maintain a radiation monitor at the unloading docks to screen all wastes received any radioactive material discovered shall be handled in accordance State Law and DPH safety procedures.

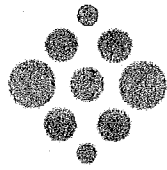
t. Prior to receiving any APHIS waste, Stericycle shall obtain and maintain a compliance agreement by U.S. Customs and Border Protection (CBP) or APHIS.

u. Stericycle shall schedule a facility walk-thru (a one-time event) with the Vernon Fire Department for fire personnel to familiarize themselves with the facility operations and potential hazards of such (times 3 for the 3 shifts).

v. Stericycle shall maintain a Knox Box entry system, for Fire Department access to gates and doors.

w. No truck or trailer parked at the DeKalb parking lot shall contain untreated Medical or APHIS waste at any time without the approval of the Health & Environmental Control Department.

x. Noncompliance with any of the conditions herein shall constitute sufficient grounds for the City Council of the City of Vernon to void this conditional use permit pursuant to Section 26.6.3-9 of the Comprehensive Zoning Ordinance.



Stericycle®

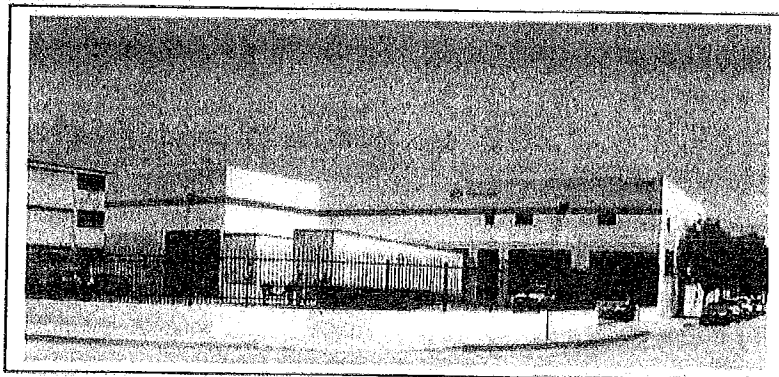
Protecting People. Reducing Risk.™

Conditional Use Permit Application

For the Treatment of APHIS Wastes
In addition to existing use of
Medical Waste Transfer and Treatment

For the property located at:

4726 Loma Vista Avenue
Vernon, CA 90058



Applicant:

Stericycle, Inc.

Submitted to:

City of Vernon
Department of Community Services & Water
4305 Santa Fe Avenue
Vernon, CA 90058
March 14, 2011

Vernon Department of Community Services Conditional Use Permit Application

SECTION 1 – Project Information

Project Title: Stericycle Inc. – Vernon Medical Waste Treatment Facility South

Project Site Address: 4726 Loma Vista Avenue, Vernon, CA 90058

Assessor Parcel Number (APN): 6304-019-025

Zoning Designation: I – Zone, Industrial

Purpose of Conditional Use Permit Request:

This project has an existing Conditional Use Permit issued by the City of Vernon to operate a medical waste transfer station and treatment facility at the above address. This application would add the treatment of foreign garbage regulated by the Animal Plant Health Inspection Service (commonly referred to as APHIS waste) as outlined under the authority of the United States Department of Agriculture APHIS waste consists of garbage generated in a place other than the United States, and typically is transported via ships or planes that arrive in the United States from foreign countries. The content of APHIS waste is identical to solid waste generated here, including food waste and regular trash. Stericycle currently has all the required permits from the federal and state agencies that would allow for the treatment of foreign garbage, including authorization from USDA to treat APHIS waste. Therefore, the only authorization required is to add to the existing CUP by the City of Vernon the treatment of APHIS wastes.

A copy of the USDA authorization letter for APHIS waste is included with this application.

SECTION 2 – Applicant Information.

I hereby certify that all the information contained herein and in the accompanying exhibits are true and correct to the best of my knowledge and belief.


Applicant Name: Stericycle Inc.
A Corporation
Contact Name: Tom Stalberger
Address: 4726 Loma Vista Avenue
Vernon, CA 90058
Phone: 323-362-3040
Fax: 323-266-2121
Email: tstalberger@stericycle.com

Two officer's signatures are required for Corporation and Limited Liability Companies)

Print Name: FRANK TEN BRINK Title: VICE PRESIDENT

Date: 7/19/10

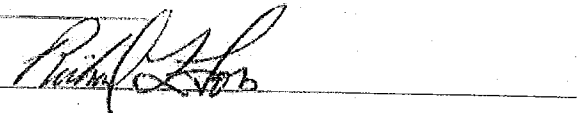
Signature: (Must be notarized):



Print Name: RICHARD L FOSS Title: VICE PRESIDENT

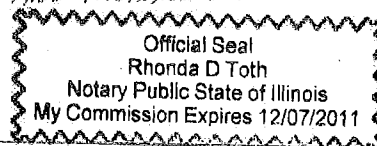
Date: 7/19/10

Signature: (Must be notarized):



SUBSCRIBED TO AND BEFORE ME, FRANK TEN BRINK AND RICHARD L FOSS
APPEARED IN PERSON.

Rhonda D Toth, Notary Public



SECTION 3 – Contact Information

SAME AS APPLICANT

BURDEN OF PROOF

The applicant is required to establish the following before submitting a Conditional Use Permit Application:

A). The site for the proposed use is adequate in size, shape, and topography, including drainage and landscaping.

The current CUP has been approved for use at this site. No changes in the physical nature of the site or building are being made. Drainage and landscaping is unchanged, and the size of the building is adequate for the amount of waste to be accepted.

B). The proposed use will not have an adverse effect upon adjacent or rebutting properties in terms of traffic, parking noise, odors, and dust, smoke, light, or glare, or risk of fire, infection or explosion.

No change is requested in the amount of parking and loading approved for this site.. Delivery of APHIS waste will not significantly increase the truck activity. No additional noise, odors, dust, smoke, light or glare will result.

C). The proposed use will be compatible with the permitted uses of surrounding and adjacent properties.

The proposed use for this site is compatible with the zoning (I – Zone, industrial) in this location. This facility falls within the industrial classification, which corresponds with the permitted uses of surrounding properties.

D). The site has sufficient access to streets and highways, which are adequate in width and pavement type to carry the quantity of traffic generated by the proposed use, and that the routes which vehicles will have to follow to reach the site are adequate in width and pavement type to carry the volume of traffic generated by the proposed use.

The project proposal will not change the current traffic situation. The subject site benefits from wider streets than other parts of the City. Access to major streets and highways is compatible with the City traffic studies and will not impact existing or approved levels of service from the earlier studies for this site.

E). The site has adequate off-street parking and loading facilities.

The subject site is permitted for 22 car spaces, 2 truck parking spaces and 4 truck loading bays. Additional parking for 9 vehicles at 4800 DeKalb Avenue is within 1500 feet and has been approved by the City. No additional parking or loading issues will be created by this request.

F). The use, as to location, operation and design is consistent with the general plan, any applicable specific plan and the zoning regulations of the City of Vernon and all applicable County, State and federal law, rules and regulations.

The request represents an incremental use to the existing CUP. The City's General Plan has allowed for waste treatment facilities within the zoning classification, and this application does not require any modification to the site that would be outside the scope of the General Plan.

Signed: _____

(Applicant)

SECTION 4 – Property Owner Information:

I am the property owner of record, of the property, which is the subject of this application. I have reviewed the application and authorize/approve of the action requested:

Property Owner Name: LIA Associates LLC.

☐ Sole Proprietor ☐ Partnership ☐ Corporation

Address: 3155 Leonis Blvd City: Vernon Zip: 90058

Phone: 323-277-4000 Fax: 323-277-4005

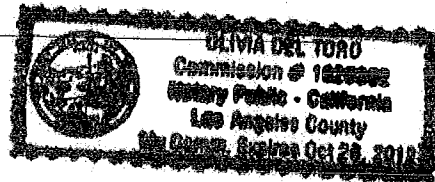
- ☒ Yes, I hereby certify that the above named applicant is authorized to act as the property owner representative for this conditional use permit application.
- ☐ No, I don't certify that the above named applicant is authorized to act as the property owner representative for this conditional use permit application.

(Two officer's signatures are required for Corporation and Limited Liability Companies (LLC)).

Print name: ISMAEL ALCHALEL Title: MANAGING MEMBER Date: 4/26/10

Signature (Must be notarized):

[Signature]



Print name: Veronica Lopez Title: Owner Date: 8/16/10

Signature (Must be notarized):

[Signature]

*Notary See Attached Document

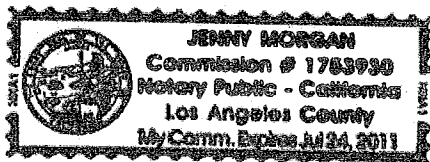
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On August 16, 2010 before me, Jenny Morgan, Notary
Date Here Insert Name and Title of the Officer

personally appeared Veronica Lopez
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature: Jenny Morgan

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Conditional Use Permit Application

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

SECTION 4 – Property Owner Information

I am the property owner of record, of the property, which is the subject of this application. I have reviewed this application and authorize / approve of the action requested.

Property Owner Name:

US PREMIER INVESTMENTS LLC

☐ Sole Proprietor ☐ Partnership ☒ Corporation

Address: 4425 E 49TH ST.

City: VERNON State: CA Zip: 90058

Phone: 323-582-8282 Fax: 323-582-8080


☒ YES, I hereby certify that the above named applicant is authorized to act as the property owner representative for this conditional use permit application.

☐ NO, I DON'T certify that the above named applicant is authorized to act as the property owner representative for this conditional use permit application.

(Two officer's signatures are required for Corporation and Limited Liability Companies)

Print Name: KEA BALANI Title: V.P.

Date: 4-15-2010

Signature: (Must be notarized): 

Print Name: ABDOLREZA BAHRAMI Title: P.

Date: 4-15-2010

Signature: (Must be notarized): 

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On 10/SEP/2010 before me, Rodolfo Garcia, a Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared *** KEA BALANI and ABDOLREZA BAHRAMI ***

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature: _____

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: (VERNON) PROPERTY OWNER INFORMATION

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

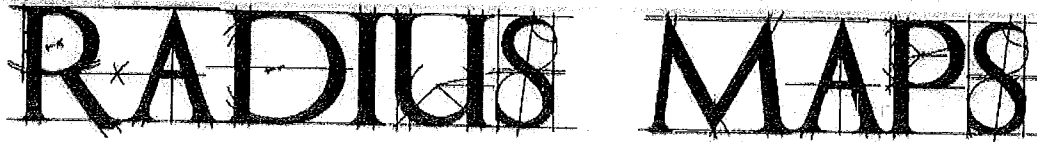
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

PROJECT DESCRIPTION

1. Site Size (Lot size): 38,101 Square Feet
2. Square Footage of Buildings on the premises: 21,623 square feet
3. Number of floors of construction: 2
4. Amount of off-street parking and loading provided:
 - a. Number of automobile parking spaces: 22
 - b. Number of truck parking spaces: 2
 - c. Number of truck loading spaces: 4 truck bays
Parking for 9 additional vehicles has been approved at 4800 DeKalb Ave.
5. Proposed scheduling: Currently one 8-hour shifts five days per week. Increasing ultimately to three 8-hour shifts, 7 days per week.
6. Associated (additional) projects: None
7. Anticipated incremental development (additional phases): Nothing beyond what was presented in the existing Conditional Use Permit as approved.
8. If retail or commercial, indicate the type, whether neighborhood, city, or regionally oriented, square footage of sales area, and loading facilities: This project is industrial and there will be no retail or commercial activities at the subject site.
9. If industrial, indicate type, estimated employment per shift, and loading facilities: This project as currently approved involves the inflows of medical waste from hospitals and health facilities for either treatment or transfer to other locations. The purpose of this amendment is to include APHIS waste to be treated by the same equipment as is approved for medical waste. Currently, the facility operates one 8-hour shift five days per week. The addition of APHIS waste will not increase the existing shift hours. At full capacity of 40 tons per day the company could increase to three 8-hour shifts 7 days a week though no timetable for that is projected currently. The proposed staffing includes up to twenty-eight workers, including an office staff of 3 people on the day shift, 7 drivers and a warehouse staff of 18. There are 4 loading bays. Please see the submitted plot/site plans for details.



Data Management Services for Government and Business

Public Notification Boundary & Ownership Listing

**Prepared from public records maintained in the Office of
The County Tax Assessor of Los Angeles County, California**

For

**4726 Loma Vista Ave.
Vernon, CA 90058**

APN 6304-019-025

Prepared for:

**Bob Spurgin
Spurgin & Associates
36 Winterbranch
Irvine, CA 92604-**

September 9, 2010

JN 10150

RADIUS MAPS

Data Management Services for Government and Business

CERTIFIED PROPERTY OWNERS' LIST

AFFIDAVIT

I, Gary Perkins, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed, as they appear on the latest available assessment roll of Los Angeles County within the area described and for a distance of Three Hundred (300) feet from the exterior boundaries of the property located at:

4726 Loma Vista Ave.
Vernon, CA 90058

APN 6304-019-025

I certify under penalty of perjury that the foregoing is true and correct.

Signed:

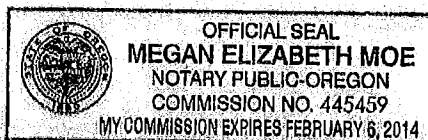
Gary Perkins

State of Oregon

County of Washington

Subscribed and sworn to before me this 9th day of September, 2010

Megan Elizabeth Moe
Notary Public





300' Radius Public Notification Boundary
APN 6304-019-025
4726 Loma Vista Ave.
Vernon CA 90058

September 9, 2010
Page 1 of 2
JN 10150

6304-019-025 Lia Associates Llc 3155 Leonis Vernon CA 90058	1	6304-019-001 Daz Investments Llc 1004 Woodland Beverly Hills CA 90210	-2	6304-019-002 Same As Key #2	3
6304-019-003 Same As Key #2	4	6304-019-802 L A Junction Ry Co	5	6304-019-010 Stan Tony Llc P.O. BOX 10235 Beverly Hills CA 90213	6
6304-018-023 Catellus Finance 1 Llc 2235 Faraday #O Carlsbad CA 92008	7	6304-018-018 Santa Fe Pacific Realty Corp 2235 Faraday #O Carlsbad CA 92008	8	6304-025-030 Lehrer Family Properties Lp 975 Knollwood Santa Barbara CA 93108	9
6304-025-029 Same As Key #9	10	6304-025-031 Catellus Development Corp 1065 N Pacificenter #200 Anaheim CA 92806	11	6304-025-023 Shewak And Lajwanti Holdings Llc 2856 E 54th Vernon CA 90058	12
6304-024-010 Same As Key #12	13	6304-024-009 Francisco Gamez P O Box 25008 Phoenix AZ 85002	14	6304-024-008 Same As Key #14	15
6304-020-021 Exeter Consulting Limited Ptnshp 4525 District Vernon CA 90058	16	6304-020-022 Hamid R & Mahasti Mashhoon 4529 District Vernon CA 90058	17	6304-020-033 Same As Key #7	18
The addresses below are provided for the optional use of staff to meet any minimum notification requirements					
6304-020-016 Abdul R & Mary E Kamari 8354 Beverly San Gabriel CA 91775	0	6304-020-019 Supatra L Young 6351 Yolanda Tarzana CA 91335	0	6304-020-028 Richard & Ronald Friedman P O Box 3220 Manhattan Beach CA 90266	0
6304-020-029 Jose L Saavedra 4685 District Vernon CA 90058	0	6304-020-034 Gary C Chen 6266 Golden West Temple City CA 91780	0	6304-020-035 Forest Lim Properties Llc 4625 District Vernon CA 90058	0

6304-020-037 0
Vernon Rp Llc
4641 District
Vernon CA 90058

6304-020-038 0
Chun Chih Chen
4661 District
Vernon CA 90058

6304-024-002 0
Rafi & Katrin Shaoulian
1007 Chantilly
Los Angeles CA 90077

6304-024-003 0
D And R Brothers Inc
1201 S Grand 1st Flr
Los Angeles CA 90015

6304-024-004 0
Steven D & Karen J Hansen
4410 District
Vernon CA 90058

6304-024-006 0
Daum W H Investment Co
5731 W Slauson #222
Culver City CA 90230

6304-024-011 0
Meridith Baer
P.O. BOX 49798
Los Angeles CA 90049

6304-025-002 0
Everett Properties Llc
354 Hilgard
Los Angeles CA 90024

6304-025-009 0
U S Premier Investments Llc
4425 E 49th
Vernon CA 90058

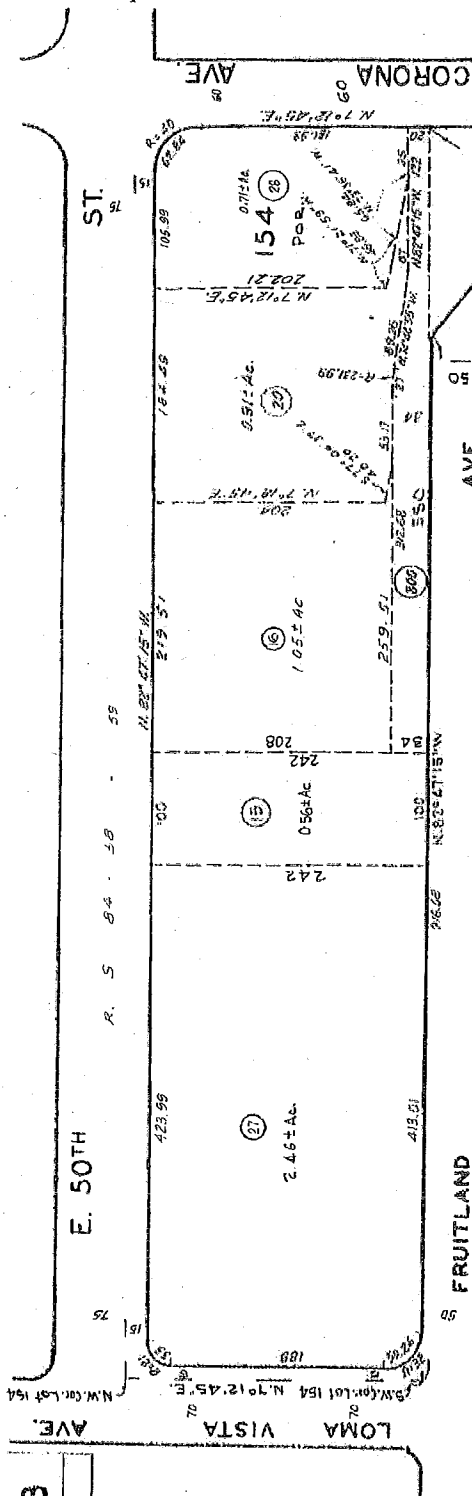
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Banco Popular North America
888 Disneyland #500
Anaheim CA 92802

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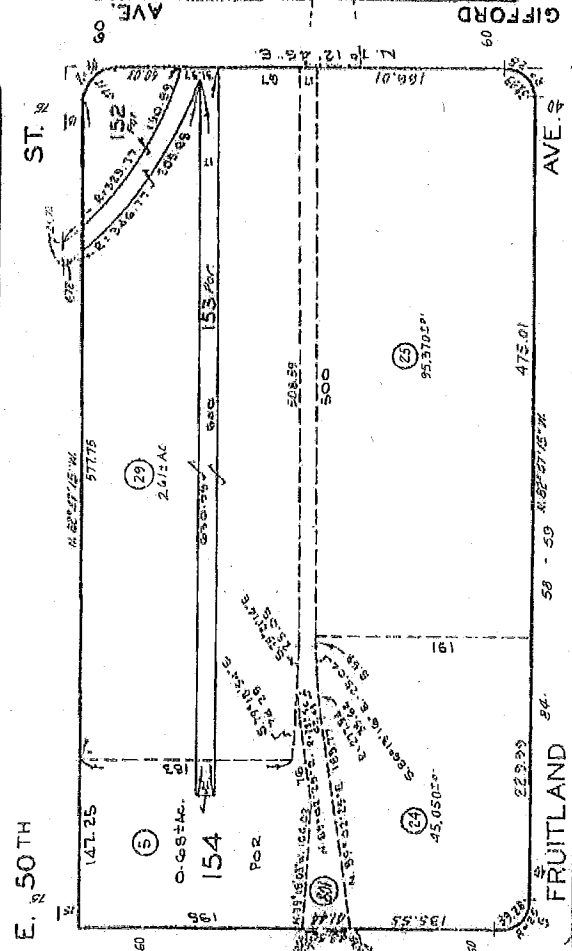
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IDENTICAL
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OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106
O.M. 3-28-31



FOR PREV ASSMT SEE: 18.49 - 13

ASSESSOR'S MAP
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10718

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75 E. 50TH

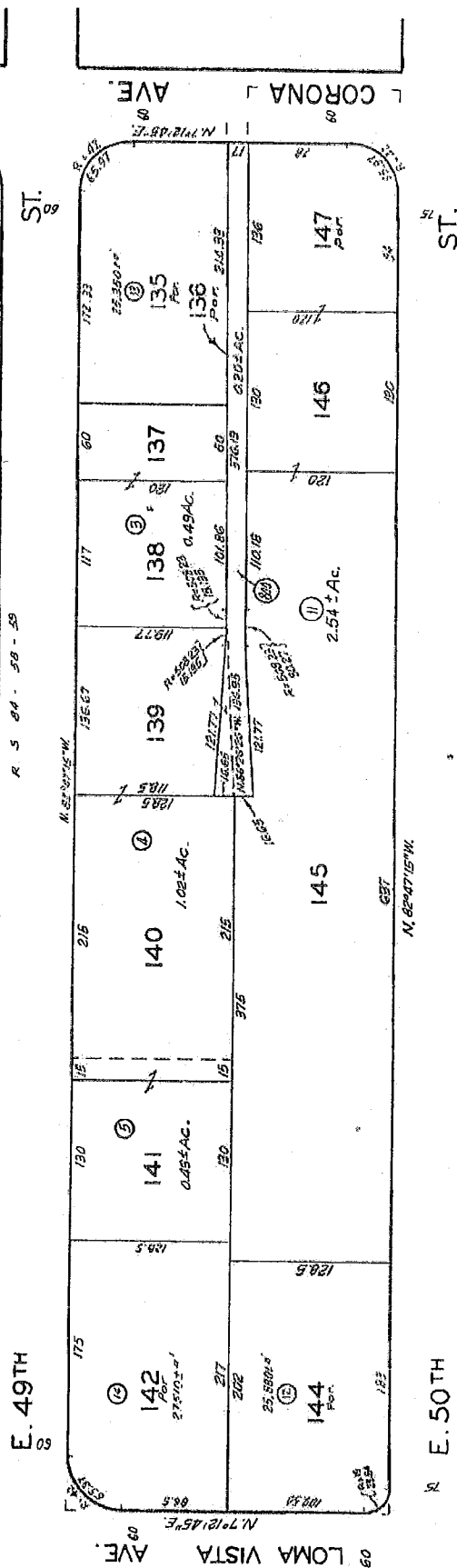
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FOR PREV. ASSMT. SEE: 1849 - 17

OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106

O.M. 3-28-31

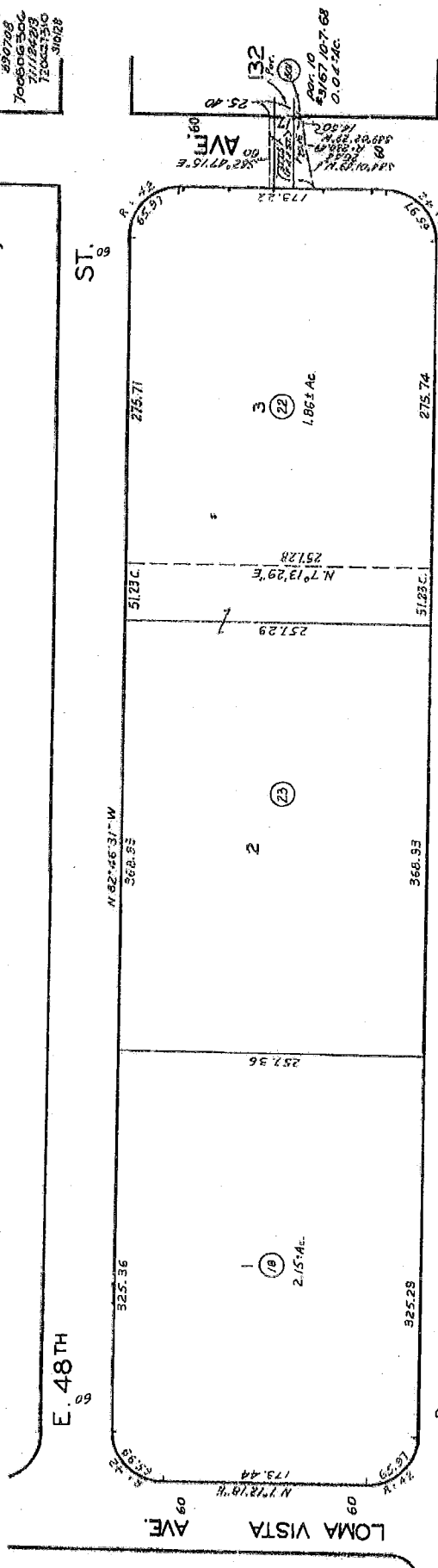
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COUNTY OF LOS ANGELES, CALIF.



6304 18

194

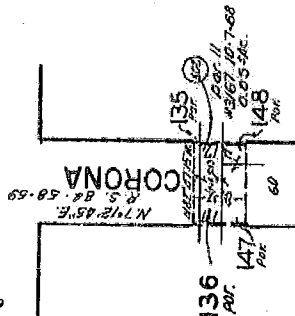
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E. 49TH

59

N 71° 2' 45" E
 R. S. B. & S. B. 58-59
 CORONA



OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106

O.M. 3-28-31

CODE
10718

FOR PREV. ASSM'T. SEE: 1849 - 18

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

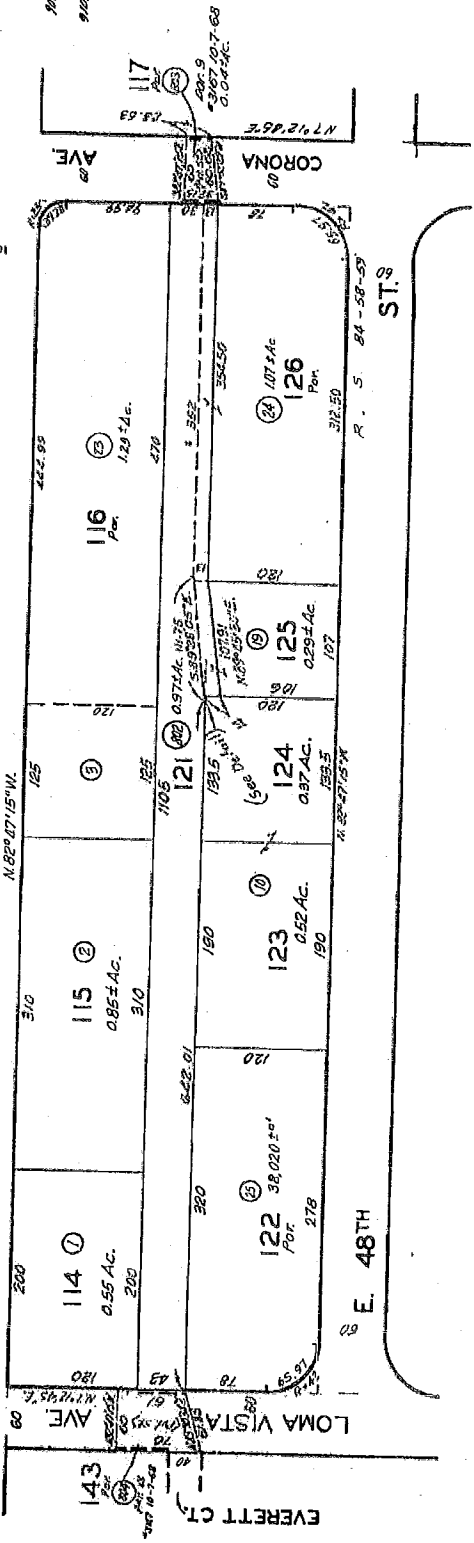
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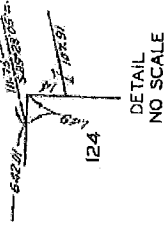
SCALE 1" = 100'

DISTRICT

BLVD.



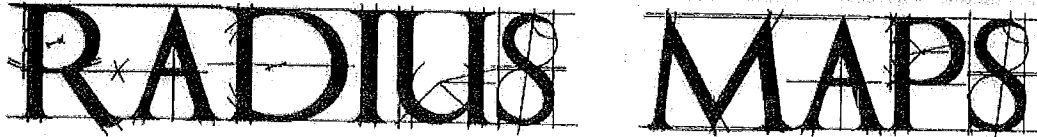
OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106
Q.M. 3-28-31



CODE
10715

FOR PREV. ASSMT. SEE: 1849-19

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



Data Management Services for Government and Business

Public Notification Boundary & Ownership Listing

Prepared from public records maintained in the Office of
The County Tax Assessor of Los Angeles County, California

For

4900 DeKalb Ave.
Vernon, CA 90058

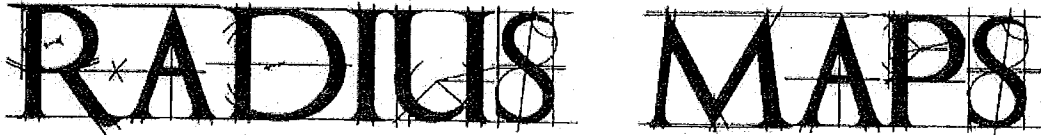
APN 6304-025-019

Prepared for:

**Bob Spurgin
Spurgin & Associates
36 Winterbranch
Irvine, CA 92604-**

September 9, 2010

JN 10149



Data Management Services for Government and Business

Public Notification Boundary & Ownership Listing

**Prepared from public records maintained in the Office of
The County Tax Assessor of Los Angeles County, California**

For

**4800 DeKalb Ave.
Vernon, CA 90058**

APN 6304-025-019

Prepared for:

**Bob Spurgin
Spurgin & Associates
36 Winterbranch
Irvine, CA 92604-**

December 16, 2010

JN 10149

RADIUS MAPS

Data Management Services for Government and Business

CERTIFIED PROPERTY OWNERS' LIST

AFFIDAVIT

I, Gary Perkins, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed, as they appear on the latest available assessment roll of Los Angeles County within the area described and for a distance of Three Hundred (300) feet from the exterior boundaries of the property located at:

4800 DeKalb Ave.
Vernon, CA 90058

APN 6304-025-019

I certify under penalty of perjury that the foregoing is true and correct.

Signed:

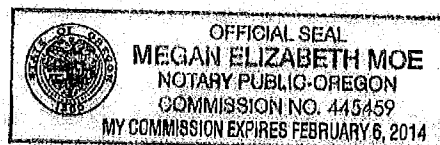
Gary Perkins

State of Oregon

County of Washington

Subscribed and sworn to before me this 16th day of December, 2010

Megan Moe
Notary Public



Ownership Listing



Data Management for Government
and Business



300' Radius Public Notification Boundary
APN 6304-025-019
4800 DeKalb Ave.
Vernon CA 90058

September 9, 2010
Page 1 of 2
JN 10149

6304-025-019 Banco Popular North America 888 Disneyland #500 Anaheim CA 92802	1	6304-025-010 Actino Q Castillo 6020 King #B Maywood CA 90270	-2	6304-025-801 L A Junction Ry Co	3
6304-024-010 Shewak And Lajwanti Holdings Llc 2856 E 54th Vernon CA 90058	4	6304-025-023 Same As Key #4	5	6304-025-031 Catellus Development Corp 1065 N Pacificcenter #200 Anaheim CA 92806	6
6304-025-029 Lehrer Family Properties LP 975 Knollwood Santa Barbara CA 93108	7	6304-025-030 Same As Key #7	8	6304-025-014 Same As Key #1	9
6304-025-008 Meridith Baer P.O. BOX 49798 Los Angeles CA 90049	10	6304-025-006 A And M Realty Co 4371 E 49th Vernon CA 90058	11	6304-025-007 Same As Key #10	12
6304-025-009 U S Premier Investments Llc 4425 E 49th Vernon CA 90058	13	6304-025-011 U S Premier Investments Llc 700 S Flower #800 Los Angeles CA 90017	14	6304-024-011 Same As Key #10	15
6304-024-800 Same As Key #3	16	6304-024-005 Steven D & Karen J Hansen 4410 District Vernon CA 90058	17	6304-024-006 x W H Investment Hansen Co 5731 W Slauson #222 Culver City CA 90230	18
6304-024-007 Same As Key #18	19	6304-024-008 Francisco Gamez P.O. BOX 25008 Phoenix AZ 85002	20	6304-024-009 Same As Key #20	21
6304-026-018 Steve Fromer 4924 Everett Vernon CA 90058	22	6304-026-010 Honming Properties 16406 Bear Meadow Cerritos CA 90703	23	6304-026-029 Gm Distributing Inc 4933 Loma Vista Vernon CA 90058	24

The addresses below are provided for the
optional use of staff to meet any minimum
notification requirements

6304-024-002 0
Rafi & Katrin Shaoulian
1007 Chantilly
Los Angeles CA 90077

6304-024-003 0
D And R Brothers Inc
1201 S Grand 1st Flr
Los Angeles CA 90015

6304-025-002 0
Everett Properties Llc
354 Hilgard
Los Angeles CA 90024

6304-025-020 0
Exmill LLC
2975 Wilshire #430
Los Angeles CA 90010

6304-026-002 0
Martin Rothstein
P.O. BOX 58567
Vernon CA 90058

6304-026-005 0
Nick & Lala Gevorgian
5616 Van Nuys
Van Nuys CA 91401

6304-026-009 0
Marcia R Fogel
4423 Fruitland
Vernon CA 90058

6304-026-017 0
Kwang S & Hee S Chung
2011 W Snead
La Habra CA 90631

6304-026-019 0
Boris & Marina Boguslavsky
4955 Everett
Los Angeles CA 90058

6304-026-030 0
Fruitland Boyle Investments Llc
4455 Fruitland
Los Angeles CA 90058

References



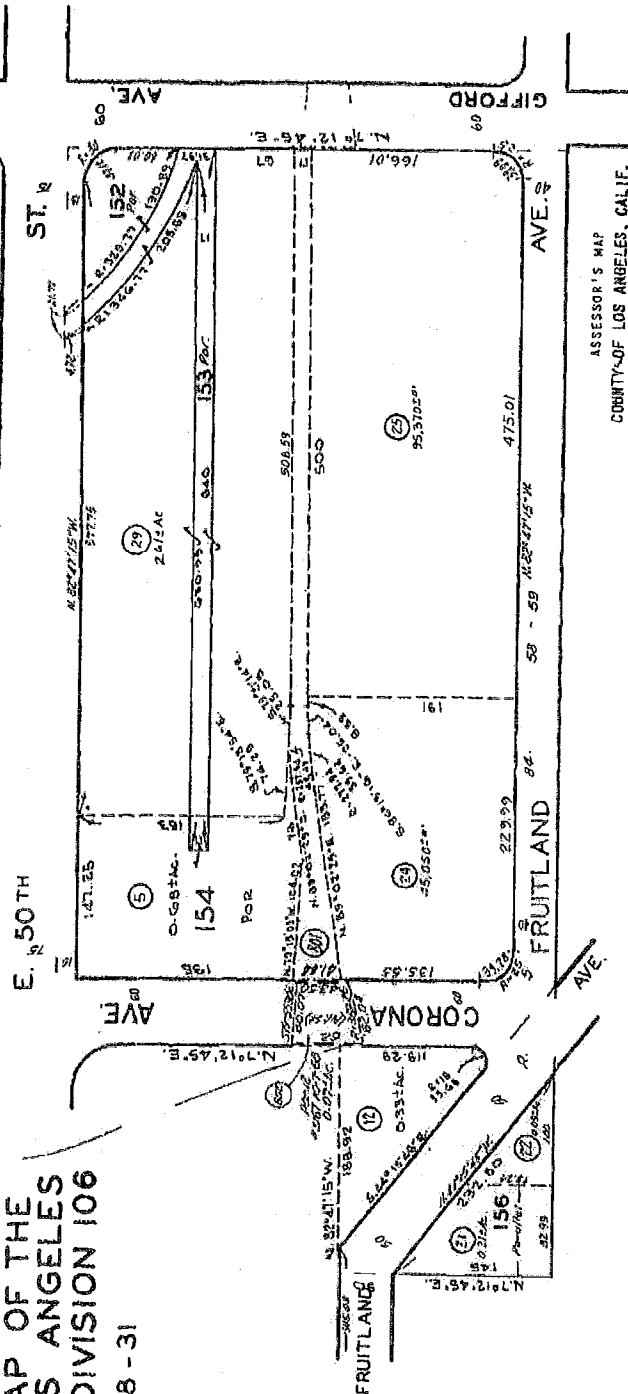
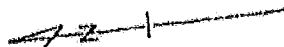
Data Management for Government
and Business

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802

OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106

O.M. 3-28-31



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

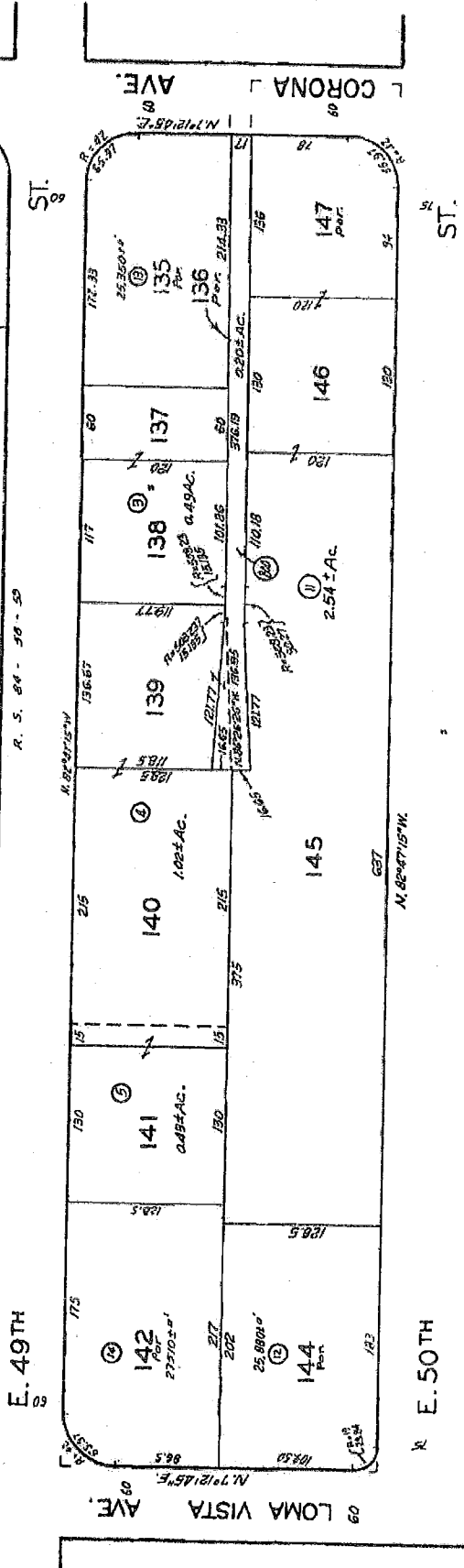
FOR PREV. ASSMT. SEE: 1849 - 13

CODE
10715

6304 17
SCALE 1" = 80'

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REVISED
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OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106

O.M. 3-28-31

CODE
10718

FOR PREP. ASSUMT. SEE: JB49 - 17

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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 ORONA

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OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106

O.M. 3-28-31

CODE
10718

FOR PREV. ASSMT. SEE: 1849-18

ASSessor's MAP
COUNTY OF LOS ANGELES. CALIF.

6304 19

SCALE 1" = 100'

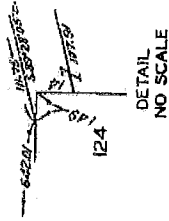
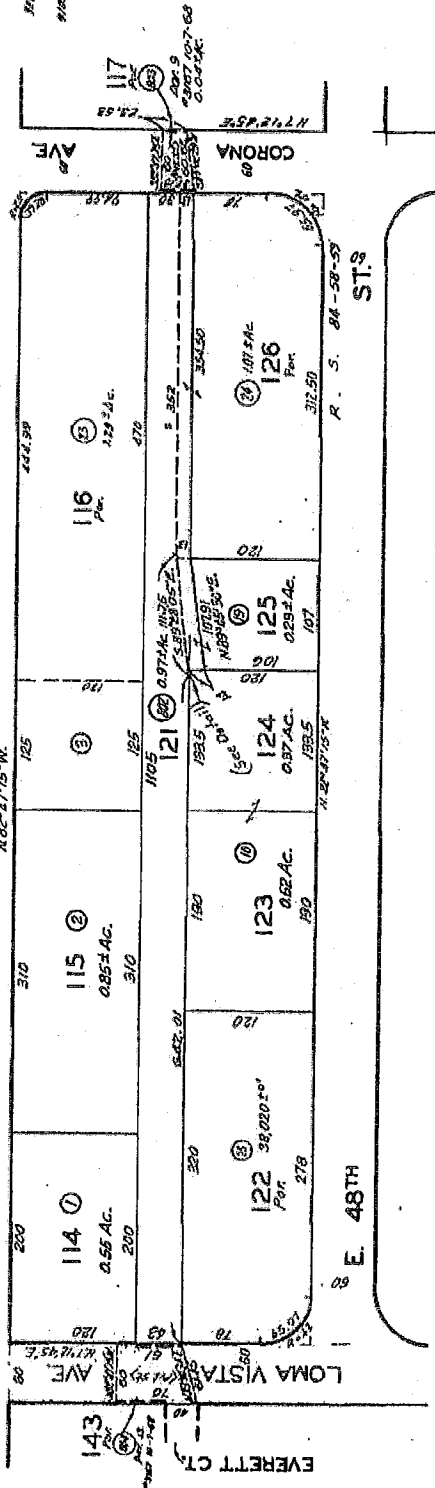
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DISTRICT

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OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106

O. M. 3-28-31

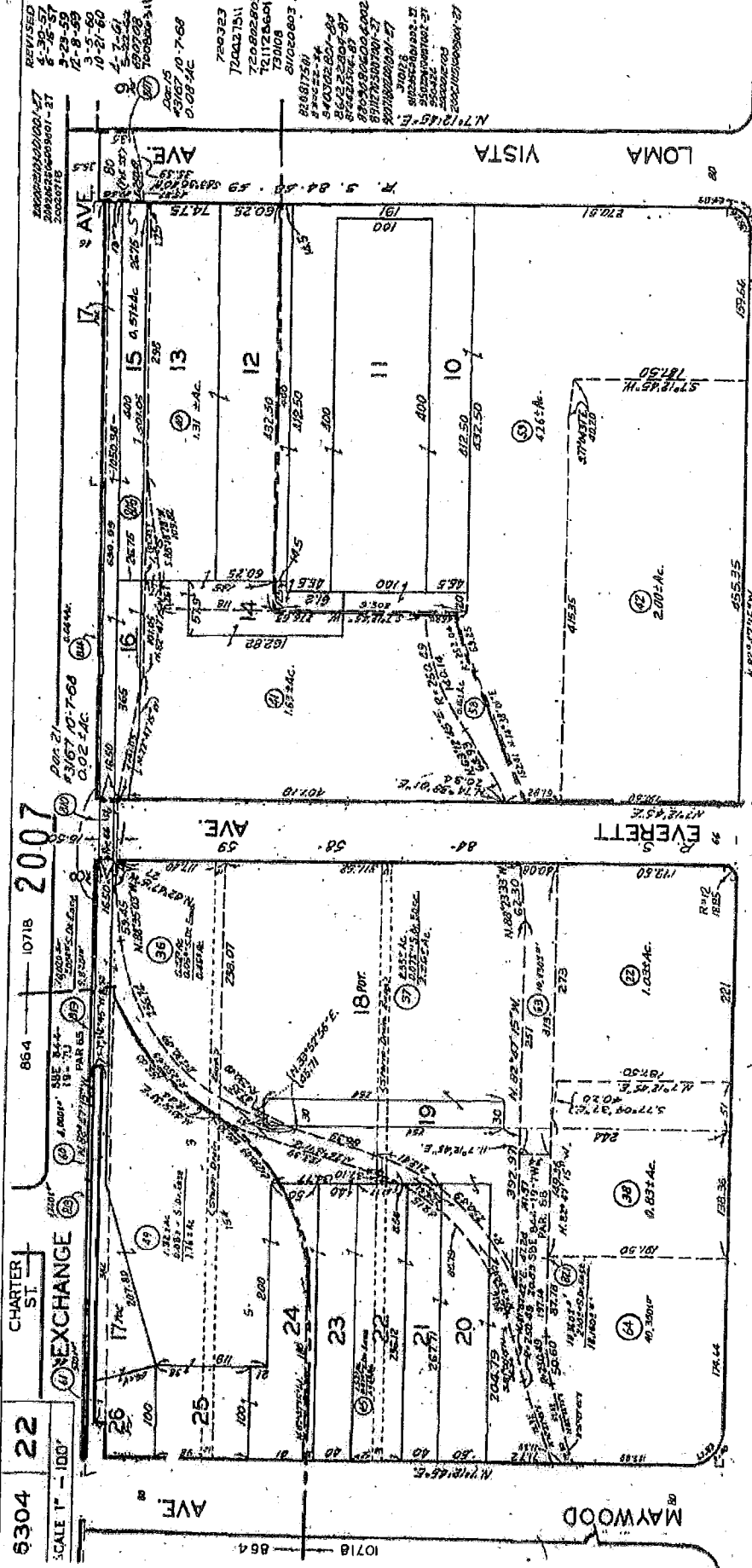
CODE
10718

FOR PREV. ASSMT. SEE: 1849-19

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



ASSESSOR'S MAP
COUNTY OF LOS ANGELES.



OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106

O. M. 3-28-31

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CODE
864
10718

FOR PREY. ASMT. SEE: 1849 - 22

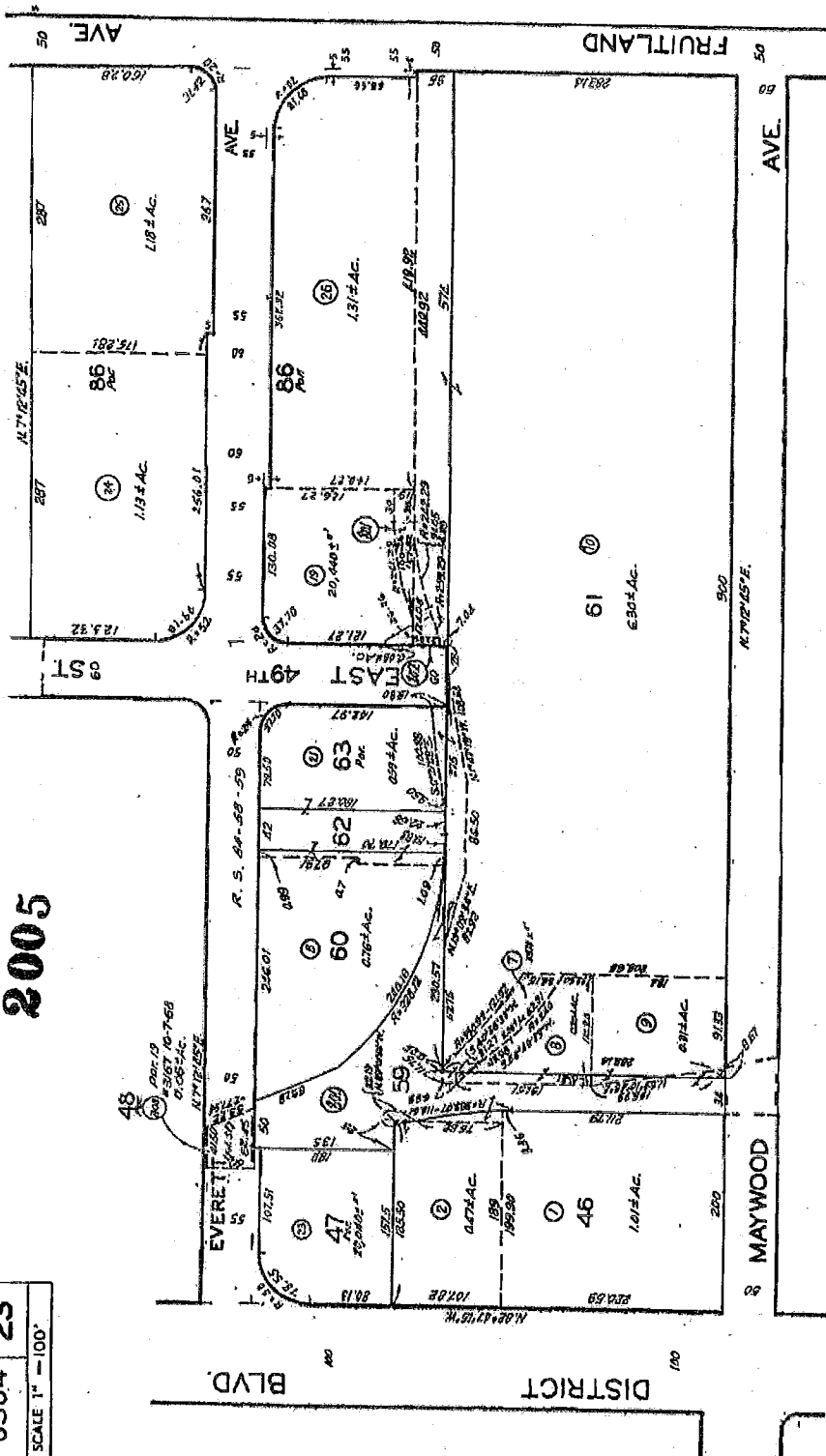
6304 23
SCALE 1" = 100'

[illegible]

FOR PREV. ASSMT. SEE: 1849 - 23

OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106

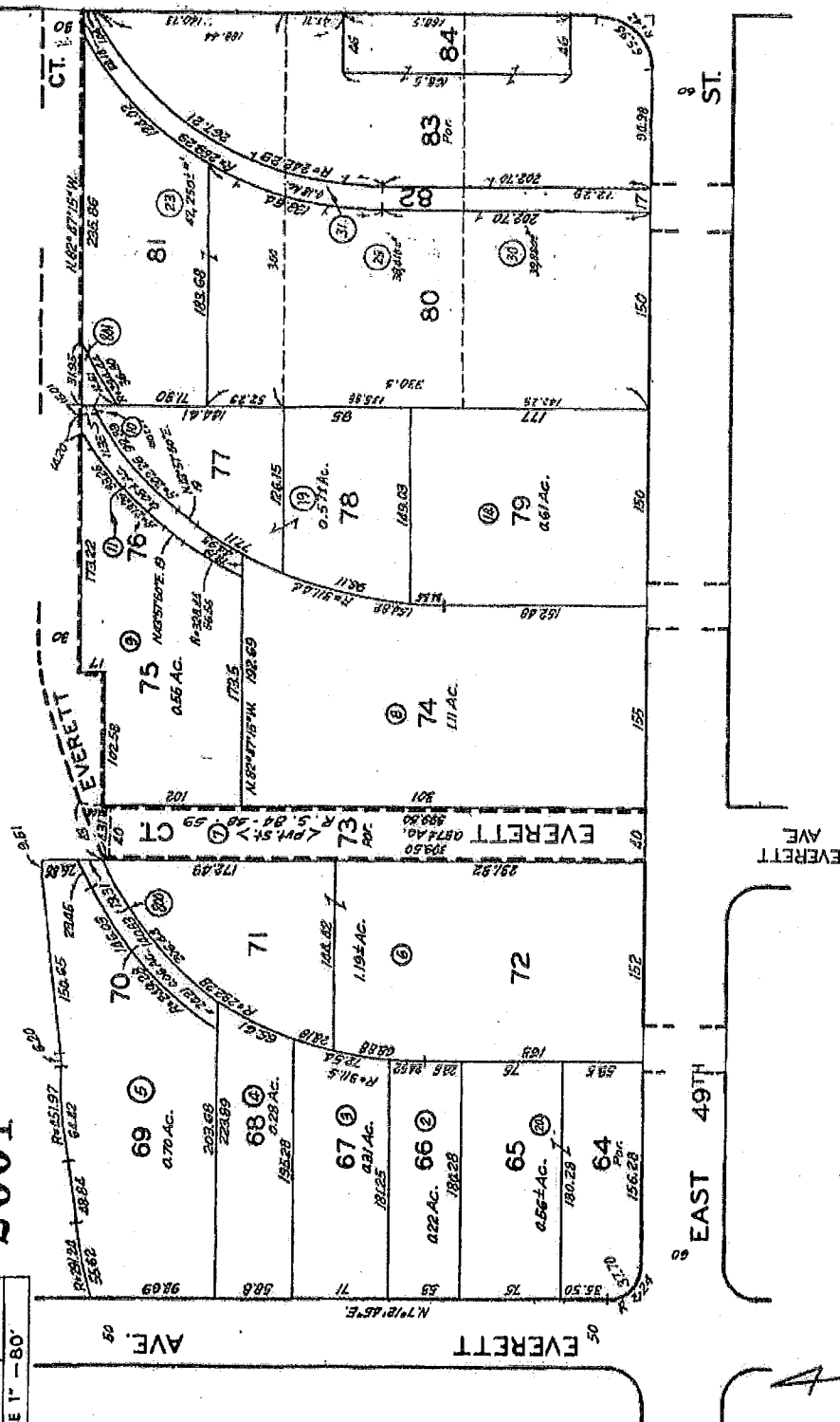
O. M. 3-28-31



6304 | 25

SCALE 1" = 80'

201



OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106

O. M. E-28-31

CODE
10718


FOR PREV. ASSMT. SEE: 1849-25

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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62

CALE 1" - 80'



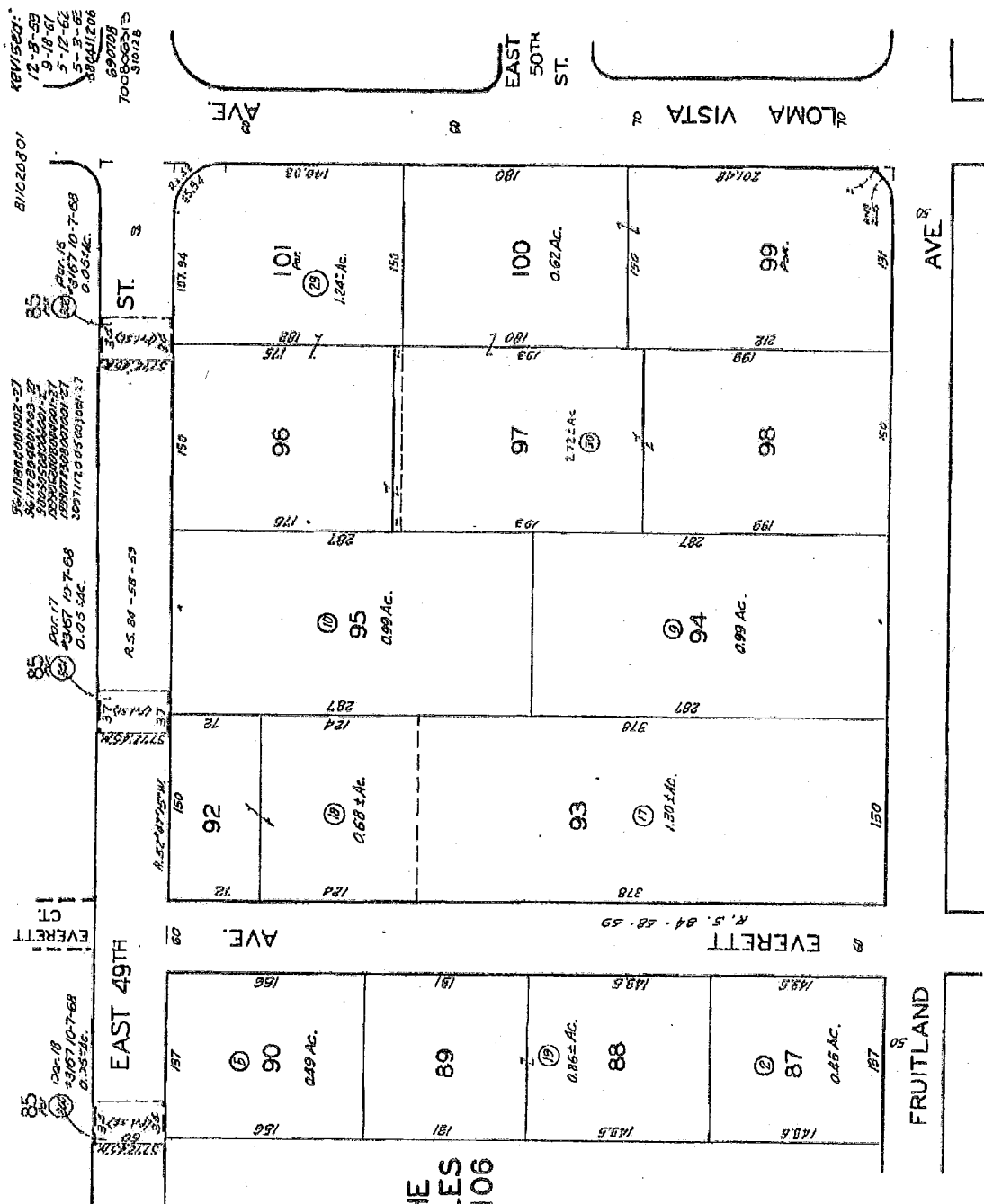
OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106

O. M. 3-28-31

CODE
10718

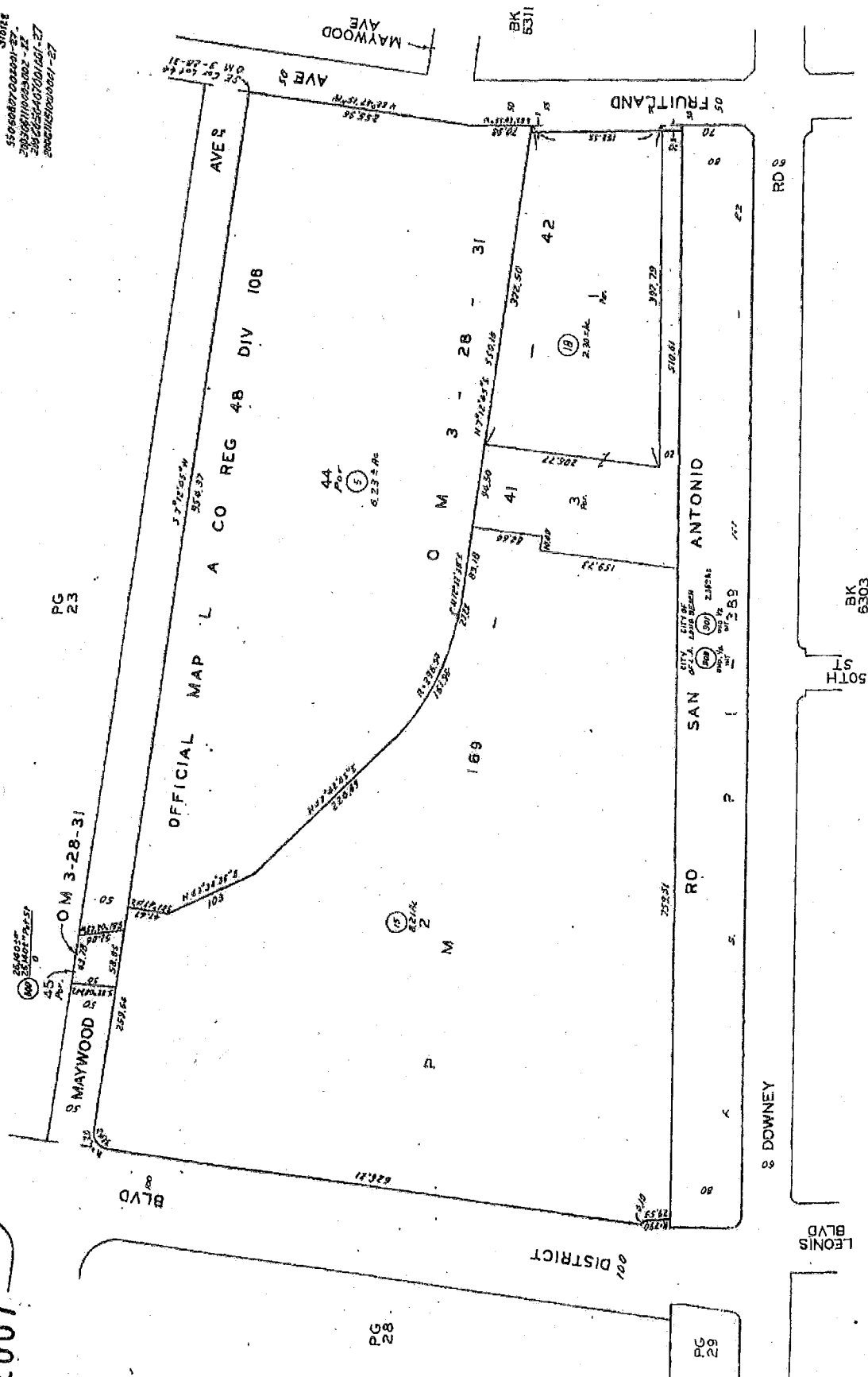
FOR PREV. ASSMT. SEE: B49 - 26

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

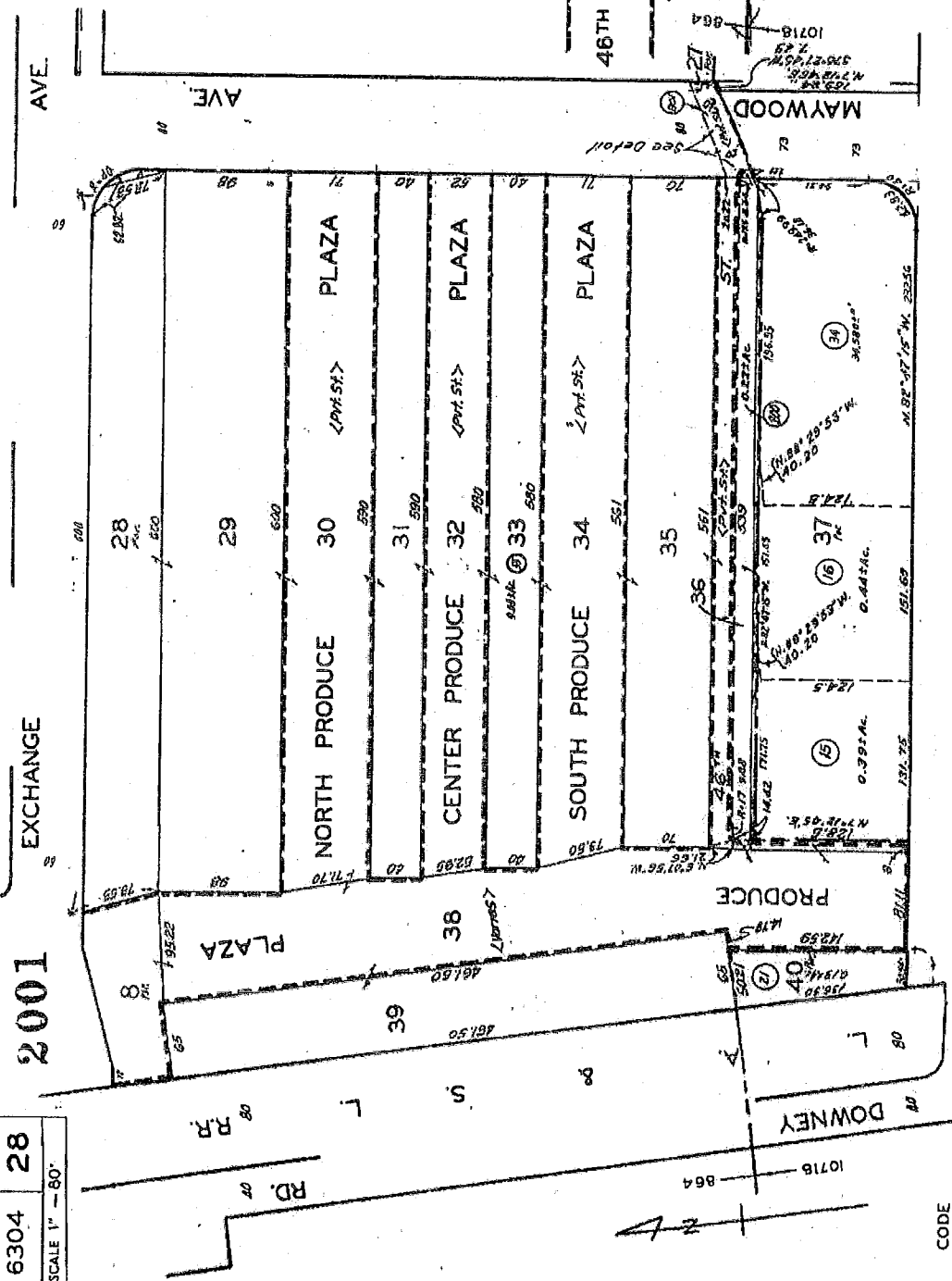


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2007



SCALE 1" = 80'

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DETAIL
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CODE
864
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OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106
O. M. 3-28-31

FOR PREV. ASSMT. SEE: 1849 - 28
6304 - 21 & 22

ASSESSOR'S MAP
COUNTY OF LOS ANGELES - CALIF.

ENVIRONMENTAL CHECKLIST FORM

Date Filed: March 14, 2011

General Information:

1. Name, address and telephone number of Project Sponsor:
Stericycle, Inc
4726 Loma Vista Avenue
Vernon, CA 90057
323-362-3040
2. Address of Project (location):
4726 Loma Vista Avenue
Vernon, CA 90058
APN# 6304-019-025
3. Name, address and telephone number of person to be contacted concerning this project:
Tom Stalberger
Stericycle Inc
2775 East 26th Street
Vernon, CA 90058
323-362-3040
4. Indicate number of the permit applications for the project to which this form pertains:
No number has been assigned.
5. List and describe any other related permits and other public approvals required for the project, including those referenced by City, Regional, State, and Federal agencies:
 - a. For the existing medical waste operation approved by the current CUP:
 - i. Off-site Transfer Station and Treatment Facility Permit for Medical Waste issued by the State of California, Department of Public Health (formerly Department of Health Services) Medical Waste Management Unit. *Permit has been issued.*
 - ii. A permit to operate a boiler required by the South Coast Air Quality Management District. *Permit has been issued.*

- iii. Industrial Wastewater Discharge Permit from the LA County Sanitation District. *Permit has been issued.*
 - iv. Building permits required by the City of Vernon, Department of Community Services for necessary improvements. *Permits have been received.*
 - v. Waste Processors Permit from the City of Vernon, Department of Environmental Health. *Permit has been received.*
 - vi. Hazardous Material Business Plan to the City of Vernon, Department of Environmental Health. *Application has been submitted to the City.*
 - vii. Hazardous Waste Haulers Permit issued by the California Department of Toxic Substances Control (DTSC). *Permit # 3400 has been issued to Stericycle.*
 - viii. USDOT to allow for the transportation of hazardous materials. *Transporter Number 050109 001 003RT has been issued to Stericycle*
 - ix. Medical Waste Transporter by the State Department of Public Health, Medical Waste Management Unit. *Number 3400 has been issued to Stericycle*
 - x. *Weighmaster License Number 009533 has been issued to Stericycle by the California Department of Food and Agriculture to allow them to bill by the weight of the waste being received.*
- b. No additional permits are required by any agency other than the City of Vernon. For this CUP request to include APHIS Waste:
- i. A permit to treat and dispose of APHIS Waste issued by the United States Department of Agriculture (USDA). *Authorization letter from USDA is included with this application.*
- 6. Existing Zoning District: I – Zoning Industrial
 - 7. Proposed Use of this site: Currently approved to act as a Medical Waste Transfer Station and Treatment Facility. This request would include the treatment of foreign garbage (APHIS waste) regulated by USDA.
 - 8. Site Size (lot size): Approximately 38,101 square feet
 - 9. Square footage of buildings: 21,623square feet
 - 10. Number of floors of construction: 2 floors

11. Amount of off-street parking provided: 22 car spaces, 2 truck parking spaces on site, and 4 truck loading spaces. Additional parking for nine additional vehicles has been leased within 1500 feet of subject property at 4800 DeKalb Avenue as prescribed by City of Vernon. At no time will either cars or trucks will be parked on the street, and no vehicle washing or maintenance will be performed at the subject site. From time to time a truck may be parked in the permitted area of the Loma Vista or DeKalb property with waste inside. Under these circumstances all waste will remain in sealed containers, the truck will be locked and the lot secure.
12. Attach plans: A site plan of the project is included.
13. Proposed scheduling: Full capacity (40 tons per day as currently configured) for the facility would be three 8-hour shifts, seven days per week
14. Associated projects: None
15. Anticipated Incremental Development: None involving the structure of the building or site. The business will grow, which will increase incrementally the frequency of truck loading and unloading and add additional equipment.
16. If **retail** or **commercial**, indicate the type, whether neighboring, city or regionally oriented square footage of sales area and loading facilities. This is not a retail or commercial enterprise.
17. If **industrial**, indicate the estimated employment per shift and loading facilities: Currently, the company operates one eight-hour shift five days per week. Projected capacity of the facility would result in the possibility of three 8-hour shifts seven days per week though no timetable for that is projected. Projected staffing is up to 28 total, with 3 office staff during the day, 7 truck drivers largely out of the building and 18 plant employees over all shifts. There are 4 truck-loading bays as shown on the approved plans.
18. If the property involves a variance, conditional use permit application, state this and indicate clearly why this application is required: The City of Vernon has requested that an application be made to supplement the existing Conditional Use Permit for this project to allow for the treatment of foreign garbage (APHIS Waste) regulated by USDA.

Environmental Impacts:

Are any of the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

<u>Yes</u>	<u>No</u>	
<input type="checkbox"/>	X	19. Change in pattern scale or character of general area of project.
X		20. Significant amounts of solid waste or litter.
<input type="checkbox"/>	X	21. Change in dust, ash, smoke, fumes or odors in vicinity.
<input type="checkbox"/>	X	22. Substantial change in existing noise or vibration in vicinity.
<input type="checkbox"/>	X	23. Site on filled land or on slope of 10% or more.
<input type="checkbox"/>	X	24. Use of potentially hazardous materials, such as toxic substances, flammables or explosives.
<input type="checkbox"/>	X	25. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
<input type="checkbox"/>	X	26. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
<input type="checkbox"/>	X	27. Relationship to a larger project or series of projects.

Response to Question 20:

This project location treats medical waste using methodology approved by the State of California, Department of Public Health, Medical Waste Management Unit. Under California Law, medical waste, post treatment, is classified as solid waste. Therefore this project will "create" significant amounts of solid waste, up to 40 tons per day under the current permit with the City of Vernon. Treated medical waste is transferred into a solid waste dumper, which compacts the waste into a secured trailer, all located within the building. When full, the container is transported to a designated landfill authorized and fully permitted to accept solid waste. The transportation is conducted either by Stericycle or by a hauler licensed to transport solid waste from within the City of Vernon.

Current law states that the amount of treated medical waste and the resulting solid waste generation does not count against the solid waste reduction requirements outlined in AB 939 for the City and enforced by the State Department of Resources, Recycling and Recovery (Cal Recycles). Discussions have been held with the City Department of Environmental Health to provide annual quantities of waste generated so as to provide an appropriate accounting for State Compliance. In addition, Stericycle shall provide an annual letter by July 1st which provides the City with documentation on the amounts of waste generated from medical waste treatment at the facility during the previous calendar year.

Environmental Setting:

28. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historic, or scenic aspects. Describe any existing structures on the site and the use of structures. Attach photographs of the site.

This site is an existing building at 4726 Loma Vista Avenue. The property sits on the Northeast corner of the intersection of Loma Vista Avenue and East 48th Street. The property is bordered on the North by an existing rail spur, on the West by Loma Vista Avenue, on the South by East 48th Street, and on the East by another industrial building on East 48th Street.

The original building was built in approximately 1939 and modified in 1991 and as such all environmental factors have been previously identified to the City by prior occupants and / or owners. Additionally, the Conditional Use Permit approved in 2009 identified all environmental aspects of the building and the impact the project would have on the environment.

There are no cultural, historic, or scenic aspects to the property. No plants or animals are affected, and, other than normal cosmetic landscaping for the property no plants or shrubbery exist. Please refer to the attached facility and vicinity photographs for further descriptions.

29. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use and scale of development. Attach photographs of the vicinity.

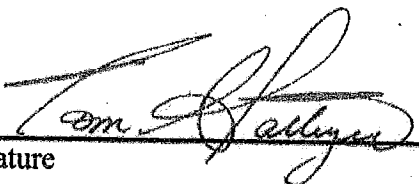
There are no plants, animals, cultural or scenic aspects to this property. The same applies to the surrounding area. The land use is "I" zoning, for industrial. Buildings within the 300' property radius are similar industrial buildings. The subject property is bounded on two sides by streets, one side by a rail line, and the other side by another industrial building.

Please refer to the facility and vicinity photographs for further details later in this document. Also refer to the assessor's parcel maps contained in the Public Notification Package from Radius Maps.

Certification:

I certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature



Date

3/11/2011

Traffic Report:

This application request will not cause an increase in traffic trips to or from the project site.

The application submitted under the approved Conditional Use Permit provided a comprehensive review of the traffic implications of the project. Briefly summarized here, bobtail route trucks and tractor-trailers will transport containerized waste to the Loma Vista project site for treatment by autoclaving. At full capacity of forty tons per day, based upon 3 shifts per day, 7 days a week there will be a maximum of twenty trucks per day entering and leaving the property (forty ingress and egress). This is a maximum number and might be less to handle the total capacity of 40 TPD. Based upon the employee staffing a total of 28 cars per day are projected to enter and leave the facility over all shifts for a total of 56 ingress and egress. Sufficient parking is available on site, and trucks will be on routes while cars use the parking on site. The City of Vernon has approved secondary parking at 4800 DeKalb Avenue within 1500 feet of the subject property as required by the Vernon City Ordinance. This site allows for nine additional parking spaces for company use. Additionally, there are up to two trips per day of solid waste at off peak hours. Stericycle currently transports the solid waste trailer but from time to time a licensed 3rd party solid waste hauler may be used for this purpose. The off-peak nature of the operation minimizes vehicular traffic during peak traffic times.

For APHIS waste, periodic deliveries will be made to the facility throughout the week. This will consist of either a bobtail truck or tractor/trailer from a 3rd party hauler. The volume of APHIS waste will vary. The total quantity of APHIS waste processed in a given month will not exceed 200,000 pounds, but the combination of APHIS and Medical wastes will not exceed the current permitted capacity of 40 tons per day for the facility. No more than 40,000 pounds of APHIS waste will be stored at the facility at any one time. Due to the scheduling of ships into the port where the waste originates from, deliveries will typically occur on weekend days or off peak hours during the week. There are no parking implications as the trucks will unload the waste and leave immediately after.

Both car and truck traffic is routed in and out of the building either north via Loma Vista Avenue or east on 48th street. Both directions are away from the nearest residential area ¼ mile to the south and as such is not impacted. The controlled intersection one block north of the project is District, which is approximately one mile from major freeway arteries, including the 710 and 5 interstates. Since the non-office employee shift times will begin at approximately 5 am there will be minimal impact on the traffic in the surrounding area from this location during peak hours. A comprehensive Intersection Capacity Utilization (ICU) has been performed using both the Loma Vista/District and District/Atlantic intersections, which calculate the level of service (LOS) impact of the project. A detailed copy of that ICU is included in the Environmental Checklist / Initial Study. The ICU shows that levels of service are unchanged by the project at full capacity, based upon the ICU calculations.

Thus, there is no traffic impact and this request will not increase the truck trips as currently approved under the existing CUP.

Operations Report:

Background:

In January 2009, a Conditional Use Permit was issued by the City of Vernon to Enserv West LLC for this project site. Enserv West was a national company engaged in the transportation and treatment of medical waste. The Loma Vista site was permitted to treat medical waste generated from health facilities throughout California using steam sterilization, or autoclaving. The facility was also permitted as a transfer station for medical waste. This allowed for the storage of pathological waste and other items that cannot be treated by autoclaving, but must be incinerated. That waste therefore must be transported out of California to a permitted incinerator in another state. With the approval of the City of Vernon, along with all necessary permits from other agencies, operations commenced in February of 2009.

On December 4, 2009, Stericycle Inc., acquired the assets of Enserv West LLC and their parent company, Medserve Inc. Stericycle operates a medical waste transfer station and treatment facility in Vernon, at 2775 E. 26th Street. That facility was originally permitted for this use in 1987, and has operated continuously since that time. All the permits listed in this application that were originally issued to Enserv West LLC have been transferred to Stericycle.

When notified of the sale of Enserv West LLC to Stericycle, the City of Vernon requested that an application be submitted for a Conditional Use Permit to reflect the current ownership and operational status of the facility, and to approve Stericycle's request for the treatment of APHIS waste.

Operation:

The existing CUP approval covers the transfer and treatment of medical waste. Trucks with sealed, bagged containers of medical waste and sharps containers back up to the loading dock and all containers are weighed. Most containers are approximately 44 gallons in size. Total building size is 21,263 square feet. The space that is utilized for the off loading of the waste containers is shown in the attached site plan, along with the location of the equipment. The variable quantity of waste treated plus anticipated business growth negates the ability to allocate a specific amount of square feet to any single activity, but outlines of the areas are shown.

Bagged medical waste is loaded into an autoclave which steam sterilizes the waste in accordance with requirements outlined in the State DPH permit. Empty waste containers are disinfected using a method approved under the Medical Waste Management Act including hot water and an approved disinfectant solution.

These containers are typically made of high-density polyethylene or polypropylene and are labeled with the words "BIOHAZARDOUS" or the International Biohazard Symbol or other wording allowed by the requirements of the Act. The clean containers are then loaded back onto the trucks for exchange with full containers at the hospital or health facility served by Stericycle.

The waste itself is treated using high temperature steam in an autoclave. The time and temperature parameters are established in cooperation with the State Department of Public Health under their oversight but the Medical Waste Management Act currently requires a minimum temperature of 250° F for 30 minutes. The treated waste is then transported to an approved landfill as state law classifies treated medical waste as solid waste.

Under the current CUP, the facility can treat up to 40 tons per day of medical waste. The State permit allows for a maximum of 80 tons per day though this application does not seek to increase the current capacity permitted by the City.

To add the treatment of APHIS waste the following description illustrates the incremental additions to the existing operation.

APHIS waste will be delivered in vehicles dedicated for that purpose, usually by a 3rd party hauler with all necessary permits. APHIS waste is typically contained in gray, 44-gallon plastic containers, and is labeled differently than the medical waste. The APHIS waste containers will be unloaded and set in a separate staging area. No more than 40,000 pounds of APHIS waste will be stored on site at any given time. Autoclave temperature and cycle times are different for APHIS waste than they are for medical waste. Therefore any combined treatment will take place in accordance to the stricter parameters necessary to achieve efficacy, as required by both USDA and DPH. At no time prior to placement in the autoclave will APHIS waste be commingled with medical or other waste.

At the conclusion of the treatment cycle, the treated APHIS waste will be transferred into the same solid waste container as the treated medical waste and will be disposed of in the same manner, as the treated APHIS waste is now considered solid waste suitable for landfill disposal.

There is minimal impact to the surrounding neighborhood from these operations. Noise generated by the project comes from four sources; the dumping of treated waste, steam generation from the boiler, evacuation of steam from the autoclave, and vehicular traffic to and from the site. The levels have been determined to be within limits mandated by the Vernon City Ordinance covering noise. Steps are taken to mitigate any odors created by the waste itself or the treatment process, and these are outlined in the Environmental Checklist and Initial Study. Pathological and other organic waste is stored at temperatures at or below 32° F or transferred to another location. The autoclave is a pre-vacuum type which removes steam out of the vessel before the cycle is terminated, and the blow down tank condenses the steam for discharge to the sanitary sewer as per the requirements of the Los Angeles County Sanitation District. Environmental assessments of these issues are outlined in detail in the Environmental Checklist.

Hazardous Materials Report:

As outlined in the existing CUP the company maintains certain hazardous materials used in the normal course of business operations, including portable propane tanks for the forklift, industrial solvents, hydraulic fluids and disinfectants. The propane tanks are stored in a propane cage, and the other hazardous materials are stored in a manner so as to preclude their mixing with other items or waste materials. Additionally, a Hazardous Material Business Plan is being submitted to the City of Vernon, Department of Environmental Health, as required by the City for all hazardous materials stored and used in the normal course of business operations.

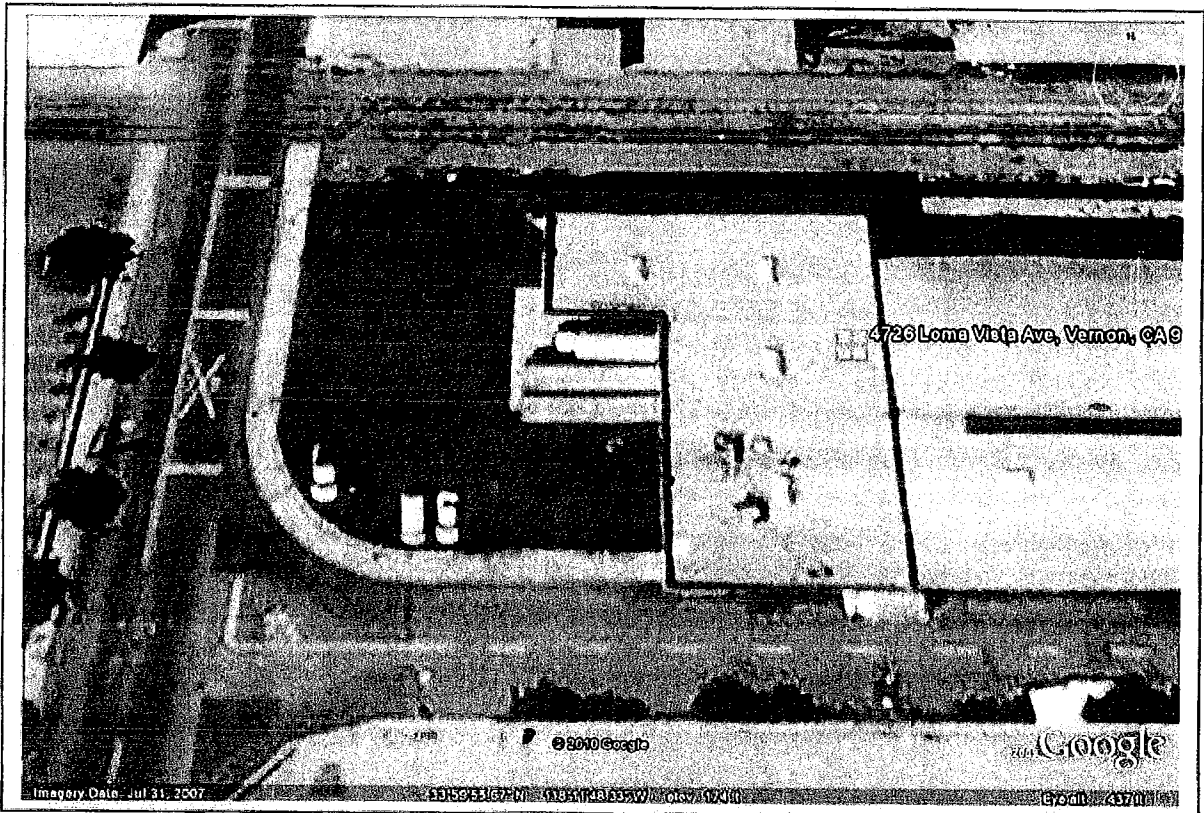
Conclusion:

This application will not change the current building usage or impact on the City of Vernon in any way. Operations approved under the existing Conditional Use Permit are unchanged. Traffic is not increased, and there are no additional noise or air quality issues that arise from the addition of APHIS wastes. There are no additional impacts on the surrounding community.

Accordingly, this request is consistent with the operation and expertise of Stericycle, and will further its ability to service its customers.

PROJECT SITE PHOTOS

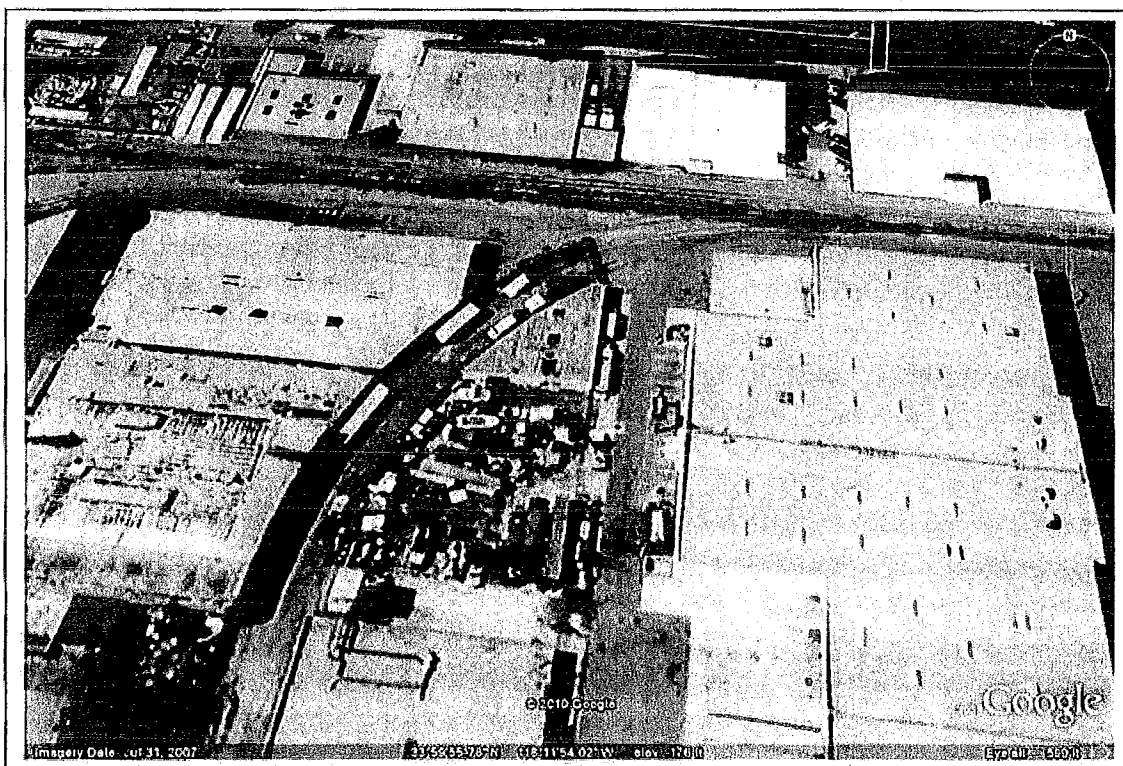
4726 Loma Vista Avenue







4800 DeKalb Avenue
(Shown before Stericycle Usage)

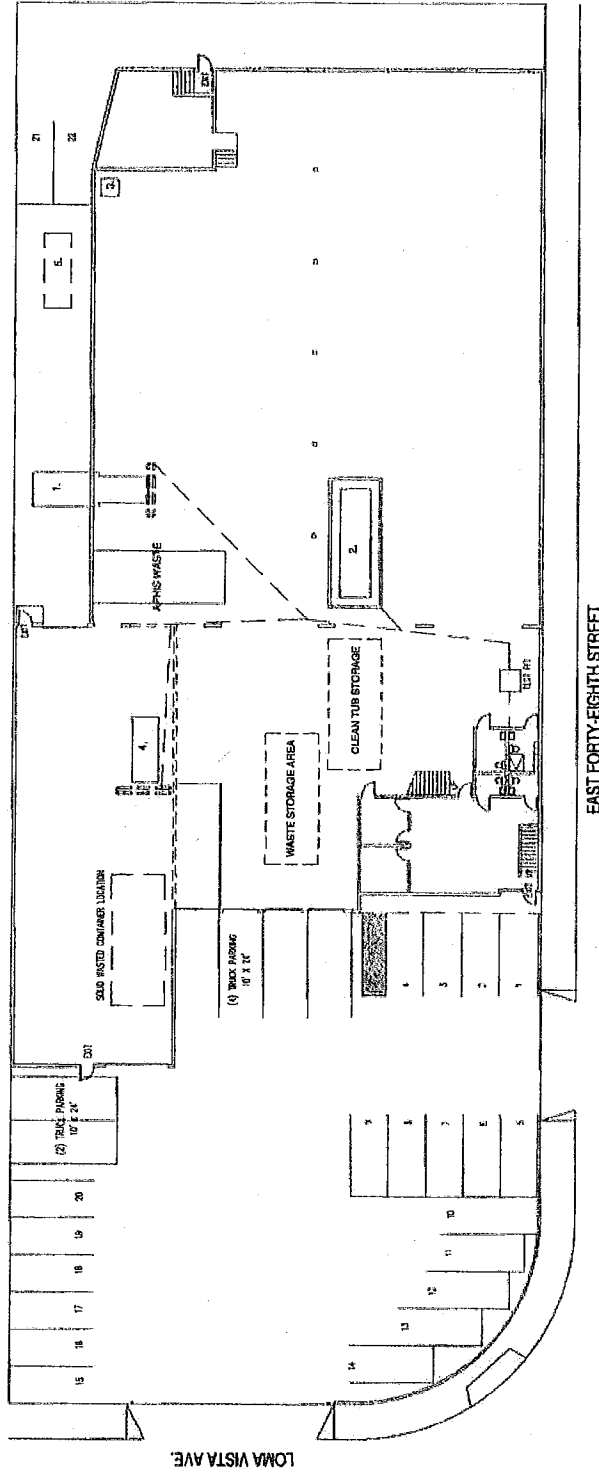


PROJECT SITE PLANS



FLOOR PLAN
 SCALE 3/32" = 1'-0"

- EQUIPMENT LIST:
 1 AUTOCLAVE
 2 TUB WASHER
 3 AIR COMPRESSOR
 4 TRASH COMPACTOR
 5 BOILER





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 MANAGEMENT & ENGINEERING INC.

STERICYCLE TRUCK PARKING
 4800 DEKALB AVE.
 VERNON, CALIFORNIA

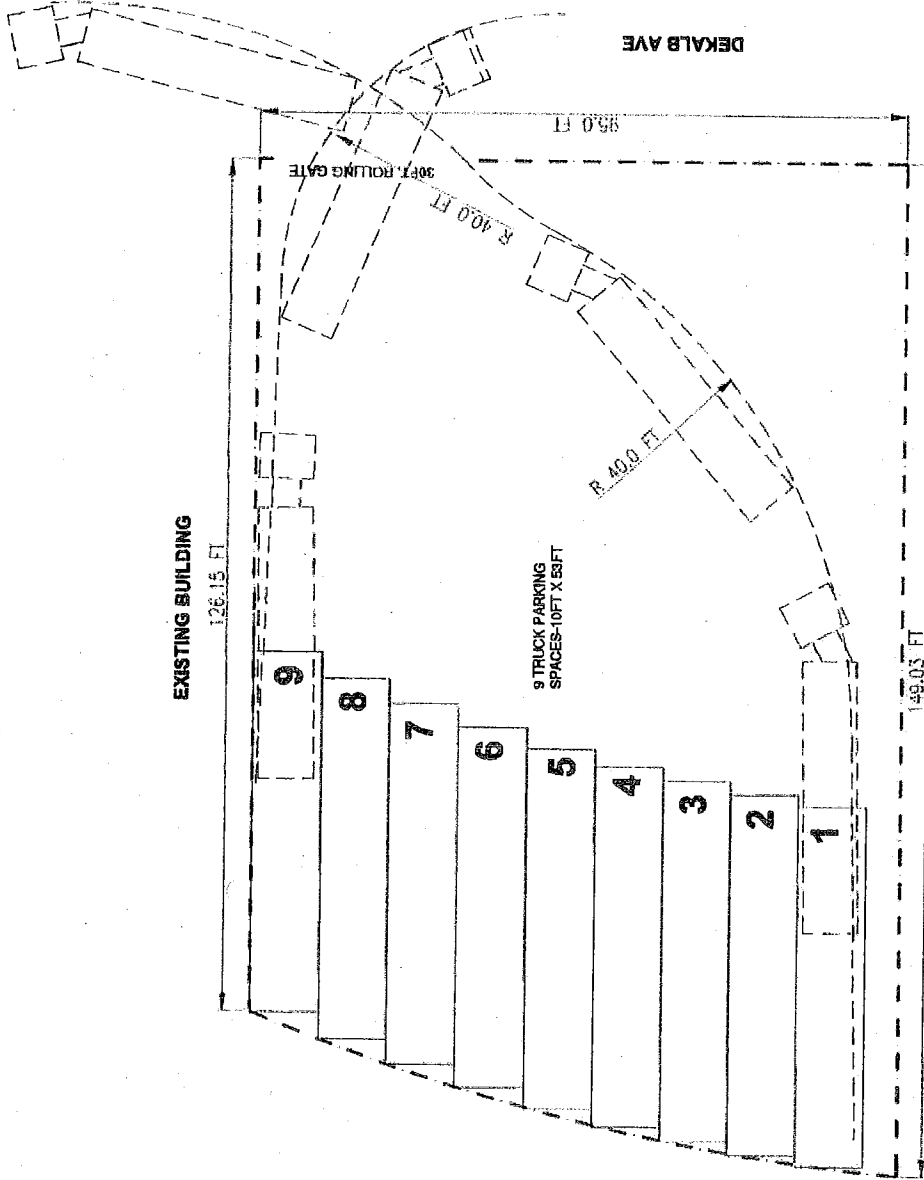
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SITE PLAN

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SITE PLAN

A-101



TRAILER PARKING AREA / SITE PLAN



United States
Department of
Agriculture

Animal and
Plant Health
Inspection
Service

4700 River Road
Unit 129
Riverdale, MD
20737

Mr. Tom Stalberger
District Manager California Region
Stericycle, Inc.
2775 E. 26th Street
Vernon, California 90023

Dear Mr. Stalberger:

I am writing in response to your letter requesting U.S. Department of Agriculture (USDA), Animal and Plant Health Inspection Service (APHIS) approval of Stericycle, Inc., located at 4726 Loma Vista Avenue, Vernon, California 90058, to handle and process regulated garbage. Dr. James Simms, USDA, APHIS, Plant Protection and Quarantine (PPQ), Agriculture Quarantine Inspection Veterinary Medical Officer, Hawthorne, California, and Mr. Jose Tovar, USDA, APHIS, PPQ Officer, Long Beach, California, conducted an inspection of the Stericycle, Inc., Vernon, California, facility and equipment to be used in the handling and processing of regulated garbage. Dr. Simms forwarded a detailed report to USDA, APHIS, PPQ, Veterinary Regulatory Support (VRS) Headquarters in Riverdale, Maryland, for review.

As you know, APHIS is responsible for ensuring the welfare of American agriculture by preventing the introduction of animal and plant pests and diseases into the United States. The spread of animal and plant pests and diseases occurs through several pathways, including regulated garbage. One essential method to prevent disease dissemination is to ensure the effective treatment of such regulated garbage. It is imperative that all who handle, haul, and process regulated garbage be fully cognizant of the importance of these duties and carry them out in accordance to established regulations and policies.

Based on the information provided by you and APHIS personnel, I have determined that the procedures and equipment to be used in handling regulated garbage by your company are in compliance with Title 9 §94.5 and Title 7 §330.400 - Title 7 §330.403 of the *Code of Federal Regulations*.

Consequently, on behalf of APHIS, your request for approval for Stericycle, Inc., Vernon, California, to handle and process regulated garbage at 4726 Loma Vista Avenue, Vernon, California 90058, is hereby granted. Stericycle, Inc., Vernon, California, is responsible for complying with the California U.S. Environmental Protection Agency and all other California Federal, State, and local agencies also having jurisdiction over regulated garbage.



Safeguarding American Agriculture
APHIS is an agency of USDA's Marketing and Regulatory Programs

An Equal Opportunity Provider and Employer

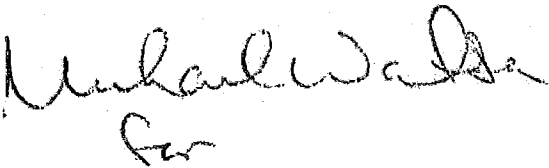
Mr. Tom Stalberger

Please be aware that Stericycle, Inc., Vernon, California, is ultimately responsible for ensuring the appropriate handling, hauling, and disposal of regulated garbage. In addition, each and every entity that will handle, haul, and/or process regulated garbage must be approved by and enter into a compliance agreement approved by USDA, APHIS, PPQ. The points of contact for your compliance agreement are Dr. Simms at phone number (310) 725-1949; Ms. Helene Wright, USDA, APHIS, PPQ, California State Plant Health Director, Sacramento, California, at phone number (916) 930-5500; and Mr. Tovar.

Please be aware that Stericycle, Inc., Vernon, California, is responsible for providing a signed copy of the Stericycle, Inc., Vernon, California, processing establishment compliance agreement issued by USDA, APHIS, PPQ, to Dr. Maurine Bell, Director, VRS, at fax number (301) 734-8538 within thirty (30) days of receipt of this letter. We recommend that you contact Mr. Tovar or Dr. Simms immediately upon receipt of this letter to schedule a time and date for the signing of the compliance agreement.

If you have any questions, please contact Dr. Bell by telephone at (301) 734-7633, by facsimile at (301) 734-8538, or by e-mail at Maurine.F.Bell@aphis.usda.gov.

Sincerely,



Alan S. Green
Executive Director
APHIS Plant Health Programs
Plant Protection and Quarantine



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**STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES**

I am a citizen of the United States and a resident of the County aforementioned; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

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MONTEREY PARK COMET,

E.L.A. BROOKLYN BELVEDERE COMET

AND WYVERNWOOD CHRONICLE,

newspapers of general circulation, printed and published **THURSDAYS** in the County of Los Angeles, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the

date of **JUNE 21, 1966,**

CASE NUMBER 884861;

that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

MAY 26,

all in the year **2011.**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at **LOS ANGELES**, California,
this **26th** day of **MAY, 2011.**


Signature

This space is for the County Clerk's Filing Stamp

CITY OF VERNON

Proof of Publication of

**Notice of Public Hearing: Tuesday, July 5, 2011
... Stericycle, Inc. 4726 Loma Vista Avenue**

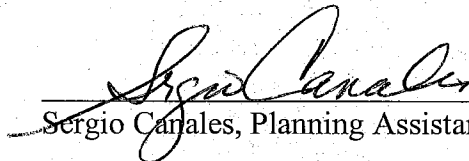
City of Vernon NOTICE OF PUBLIC HEARING	
The City of Vernon will conduct a Public Hearing, which you may attend.	
PLACE:	Vernon City Hall, City Council Chambers 4305 Santa Fe Avenue, Vernon, CA 90058
DATE & TIME:	Tuesday, July 5, 2011 at 9:00 a.m. (or as soon thereafter as the matter can be heard)
APPLICANT:	Stericycle, Inc.
REQUEST:	Stericycle is requesting an amendment to its existing conditional use permit for the treatment of APHS waste at the subject site. The conditional use permit that was previously issued by the City of Vernon did not permit the treatment of APHS waste. It only permitted the treatment and transfer of medical waste.
PROPERTY INVOLVED:	4726 Loma Vista Avenue, Vernon, CA 90058
REVIEW OF THE FILE:	The application, maps, and supporting information are available for public review during normal business hours in the Vernon Community Services & Water Department, located at 4305 Santa Fe Avenue, Vernon, California, between the hours of 7:15 a.m. and 5:15 p.m. Monday through Thursday.
PROPOSED FINDINGS:	It is recommended that the City Council of the City of Vernon determine that this project will not have a significant effect on the environment. The proposed conditions of approval of the conditional use permit are designated to ensure protection of public health, safety and general welfare and the environment.
If you challenge the granting of this conditional use permit amendment or any provisions thereof in court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice or in written correspondence delivered to the City of Vernon at, or prior to, the meeting.	
The hearing may be continued or adjourned or cancelled and rescheduled to a stated time and place without further notice of a public hearing.	
Dated: May 24, 2011	Willard Yamaguchi, City Clerk

AFFIDAVIT OF MAILING

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF VERNON)

I, SERGIO CANALES, Planning Assistant of the City of Vernon, do hereby certify that on Wednesday, May 25, 2011, mailed a copy of *Notice of Intent and Notice of Public Hearing* to be held on July 5, 2011, regarding a Conditional Use Permit Amendment for Stericycle, Inc. located at 4726 Loma Vista Avenue, to the interested parties and agencies on the attached list, by United States Mail with postage.

Date: 5-25-11

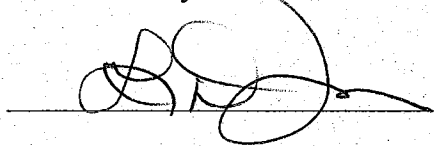

Sergio Canales, Planning Assistant

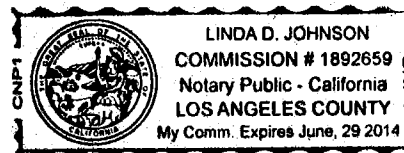
State of California)
) ss
County of Los Angeles)

On MAY 26, 2011 before me, Linda Johnson, notary public, personally appeared Sergio Canales who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.







Notice of Intent

TO ADOPT A NEGATIVE DECLARATION

To:

- ☒ Interested Individuals, Groups & Agencies
- ☒ County Clerk, County of Los Angeles
- ☒ State Clearinghouse

From:

City of Vernon
Dept. of Community Services & Water
4305 Santa Fe Avenue
Vernon, CA 90058

Project Title: Stericycle, Inc.

Project Location: 4726 Loma Vista Avenue, Vernon, CA 90058

Project Description: In February 2009, a Conditional Use Permit was issued by the City of Vernon to Enserv West, LLC ("Enserv") to operate a medical waste transfer station and treatment facility located at 4726 Loma Vista Avenue. The operation consists of transferring and treating of medical waste from generators such as hospitals, medical clinics or other producers of medical waste. The medical waste is treated via steam sterilization also known as "autoclaving". The autoclave is a device used for medical waste disposal which renders the material inert by applying intense steam heat. On December 4, 2009, Stericycle, Inc. ("Stericycle") acquired the assets of Enserv West LLC and their parent company, Medserv, Inc. Stericycle wishes to add the treatment of "foreign garbage" regulated by the Animal Plant Health Inspection (commonly referred to as APHIS waste) as outlined under the authority of the United States Department of Agriculture (USDA) at the Loma Vista site. The conditional use permit that was issued by the City of Vernon to Enserv did not permit the treatment of APHIS waste, it only permitted the treatment and transfer of medical waste. Therefore, Stericycle is requesting an amendment to its existing conditional use permit to allow for the treatment of APHIS waste at the subject site. The project is subject to the California Environmental Quality Act (CEQA) because it requires discretionary approval. The City has performed a comprehensive evaluation of the potential impacts for this project in accordance with the State CEQA Guidelines. The City has determined that this project will not have a significant effect on the environment and proposes to adopt a Negative Declaration for this project.

A copy of the application and Initial Study is available for public review at the address mentioned below between the hours of 7:15 a.m. and 5:15 p.m. Monday thru Thursday.

Written comments must be received at the earliest possible date, but no later than 30 days after the receipt of this notice. The comment period runs from *May 26, 2011 through June 30, 2011*. Please send your comments and the name of the contact person to:

Kevin Wilson, Director of Community Services & Water
City of Vernon
4305 Santa Fe Ave.
Vernon, CA 90058
(323) 583-8811

Email: kwilson@ci.vernon.ca.us

Signature: _____

Date: 5-23-11

Printed Name and Title: _____

SAMUEL KEVIN WILSON

DIRECTOR OF COMMUNITY SERVICES & WATER



NOTICE OF PUBLIC HEARING

The City of Vernon will conduct a Public Hearing, which you may attend.

PLACE: Vernon City Hall
City Council Chambers
4305 Santa Fe Avenue
Vernon, CA 90058

DATE & TIME: Tuesday, July 5, 2011 at 9:00 a.m.
(or as soon thereafter as the matter can be heard)

APPLICANT: Stericycle, Inc.

REQUEST: Stericycle is requesting an amendment to its existing conditional use permit for the treatment of APHIS waste at the subject site. The conditional use permit that was previously issued by the City of Vernon did not permit the treatment of APHIS waste, it only permitted the treatment and transfer of medical waste.

PROPERTY INVOLVED: 4726 Loma Vista Avenue, Vernon, CA 90058
(See reverse side)

REVIEW OF THE FILE: The application, maps, and supporting information are available for public review during normal business hours in the Vernon Community Services & Water Department, located at 4305 Santa Fe Avenue, Vernon, California, between the hours of 7:15 a.m. and 5:15 p.m. Monday through Thursday.

PROPOSED FINDINGS: It is recommended that the City Council of the City of Vernon determine that this project will not have a significant effect on the environment. The proposed conditions of approval of the conditional use permit are designated to ensure protection of public health, safety and general welfare and the environment.

If you challenge the granting of this conditional use permit amendment or any provisions thereof in court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice or in written correspondence delivered to the City of Vernon at, or prior to, the meeting.

The hearing may be continued or adjourned or cancelled and rescheduled to a stated time and place without further notice of a public hearing.

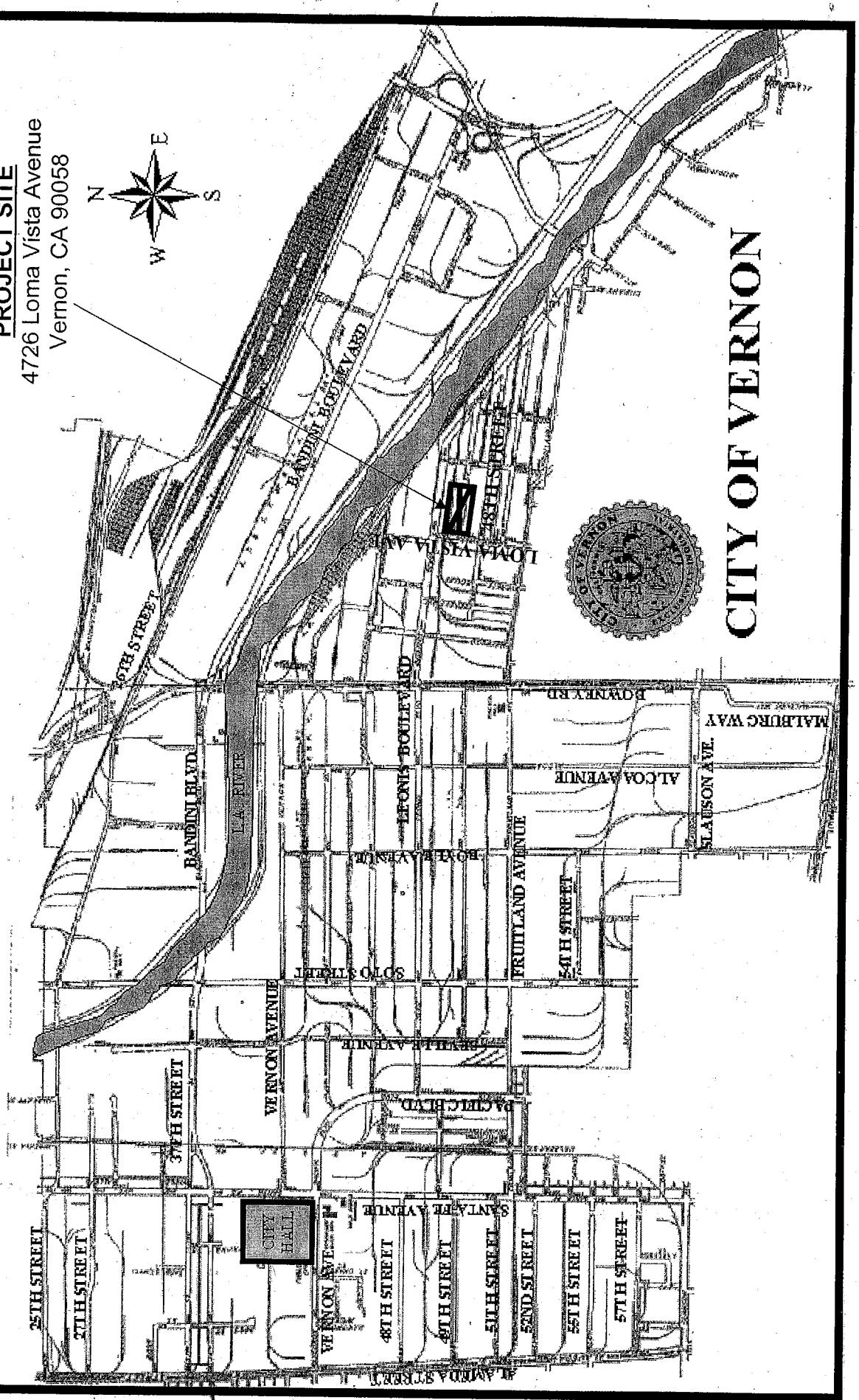
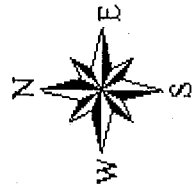
Dated: May 24, 2011

Willard Yamaguchi, City Clerk

Vicinity Map

PROJECT SITE

4726 Loma Vista Avenue
Vernon, CA 90058



City of Huntington Park
Planning Department
6550 Miles Avenue
Huntington Park, CA 90255

L.A. County Board of Supervisors
Director of Planning
James Herli - Room 1390
320 W. Temple Street
Los Angeles, CA 90012

**South Coast Air Quality Mgmt
District (AQMD)**
21865 E. Copley Drive
Diamond Bar, CA 91765

Brian Scanlon
L.A. County Public Works
Mapping & Property Mgmt.
900 S. Fremont Avenue, 10th Floor
Alhambra, CA 91803

City of Commerce
Planning Department
2535 Commerce Way
Commerce, CA 90040

City of Bell
Planning Department
6330 Pine Street
Bell, CA 90201

City of Cudahy
Planning Department
5220 Santa Ana Street
Cudahy, CA 90201

L.A. County Sanitation District
P.O. Box 4998
Whittier, CA 90607

City of Maywood
Planning Department
4319 Slauson Avenue
Maywood, CA 90270

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Lucille Roybal-Allard
Congresswoman
255 E. Temple St., Ste 1860
Los Angeles, CA 90012

Gloria Molina
Board of Supervisors
500 W. Temple St., Ste 856
Los Angeles, CA 90012

City of Long Beach
Office of the City Manager
333 W. Ocean Blvd., 13th floor
Long Beach, CA 90802

E.J. Contreras
Owens-Brockway
2901 Fruitland Avenue
Vernon, CA 90058

California Water Service Comp.
3316 West Beverly Boulevard
Montebello, CA 90640

Marisa Olguin
Chamber of Commerce
3801 Santa Fe Avenue
Vernon, CA 90058

L.A. Unified School District
Office of Environmental Health & Safety
333 South Beaudry Ave., 20th Floor
Los Angeles, CA 90017
Attention: Glenn Striegler

L.A. County Flood Control District
900 S. Fremont Avenue, 8th Floor
Alhambra, CA 91803

City of Los Angeles
Planning Department
200 North Spring St.
Los Angeles, CA 90012

Suk-Chon
County of Los Angeles
Department of Public Works
Land Development Division
P.O. Box 1460
Alhambra, CA 91802-1460

John Kinas
United States Aluminum
3663 Bandini Boulevard
Vernon, CA 90023

Ms. Gutierrez
924 S. Mott Street
Los Angeles, CA 90023

James H. Hillands
Heger Realty Corp.
5657 E. Washington Blvd.
Los Angeles, CA 90040

Joseph R. Garruba
California Portland Cement Co.
2025 E. Financial Way
Glendora, CA 91740

Dave Karrker
California Water Service
5243 E. Sheila Street
Commerce, CA 90022

J.J. Little
J.J. Little Company, Inc.
9945 Malgar Drive
Whittier, CA 90603

L.R. Luppen
Metal Products Engineering
3050 Leonis Boulevard
Vernon, CA 90058

Ellen Orlando
Karen Lehrer
2300 E. 11th Street
Los Angeles, CA 90021

Maywood Mutual Water Co. 3
6151 Heliotrope Avenue
Maywood, CA 90270

L.A. Junction Railroad
4433 Exchange Avenue
Vernon, CA 90058
Attn: Marion Alexander

The Gas Company (So. Cal Gas Co.)
P.O. Box 3150
San Dimas, CA 91773

AT&T
100 W. Alondra Blvd., Rm 202A
Gardena, CA 90248
Attn: Leslie Donaldson

So. Cal Edison
1924 Cashdan Street
Compton, CA 90220
Attn: Mike Frazier

Burlington Northern Santa Fe Railroad
3770 E. Washington Blvd.
Los Angeles, CA 90023
Attn: Dick Ebel

Reynan L. Ledesma
Department of Water & Power L.A.
111 N. Hope Street
Los Angeles, CA 90012

Tom Stalberger
Stericycle, Inc.
2775 E. 26th Street
Vernon, CA 90058

Bob Spurgin
Spurgin & Associates
P.O. Box 53338
Irvine, CA 92619-3338

RADIUS MAPS

300' Radius Public Notification Boundary
APN 6304-019-025
4726 Loma Vista Ave.
Vernon CA 90058

September 9, 2010
Page 1 of 2
JN 10150

6304-019-025 Lia Associates Llc 3155 Leonis Vernon CA 90058	1	6304-019-001 Daz Investments Llc 1004 Woodland Beverly Hills CA 90210	-2	6304-019-002 Same As Key #2	3
6304-019-003 Same As Key #2	4	6304-019-802 L A Junction Ry Co	5	6304-019-010 Stan Tony Llc P.O. BOX 10235 Beverly Hills CA 90213	6
6304-018-023 Catellus Finance 1 Llc 2235 Faraday #O Carlsbad CA 92008	7	6304-018-018 Santa Fe Pacific Realty Corp 2235 Faraday #O Carlsbad CA 92008	8	6304-025-030 Lehrer Family Properties Lp 975 Knollwood Santa Barbara CA 93108	9
6304-025-029 Same As Key #9	10	6304-025-031 Catellus Development Corp 1065 N Pacificcenter #200 Anaheim CA 92806	11	6304-025-023 Shewak And Lajwanti Holdings Llc 2856 E 54th Vernon CA 90058	12
6304-024-010 Same As Key #12	13	6304-024-009 Francisco Gamez P O Box 25008 Phoenix AZ 85002	14	6304-024-008 Same As Key #14	15
6304-020-021 Exeter Consulting Limited Ptnshp 4525 District Vernon CA 90058	16	6304-020-022 Hamid R & Mahasti Mashhoon 4529 District Vernon CA 90058	17	6304-020-033 Same As Key #7	18

The addresses below are provided for the
optional use of staff to meet any minimum
notification requirements

6304-020-016 Abdul R & Mary E Kamari 8354 Beverly San Gabriel CA 91775	0	6304-020-019 Supatra L Young 6351 Yolanda Tarzana CA 91335	0	6304-020-028 Richard & Ronald Friedman P O Box 3220 Manhattan Beach CA 90266	0
6304-020-029 Jose L Saavedra 4685 District Vernon CA 90058	0	6304-020-034 Gary C Chen 6266 Golden West Temple City CA 91780	0	6304-020-035 Forest Lim Properties Llc 4625 District Vernon CA 90058	0

6304-020-037	0	6304-020-038	0	6304-024-002	0
Vernon Rp Llc		Chun Chih Chen		Rafi & Katrin Shaoulia	
4641 District		4661 District		1007 Chantilly	
Vernon CA 90058		Vernon CA 90058		Los Angeles CA 90077	
6304-024-003	0	6304-024-004	0	6304-024-006	0
D And R Brothers Inc		Steven D & Karen J Hansen		Daum W H Investment Co	
1201 S Grand 1st Flr		4410 District		5731 W Slauson #222	
Los Angeles CA 90015		Vernon CA 90058		Culver City CA 90230	
6304-024-011	0	6304-025-002	0	6304-025-009	0
Meridith Baer		Everett Properties Llc		U S Premier Investments Llc	
P.O. BOX 49798		354 Hilgard		4425 E 49th	
Los Angeles CA 90049		Los Angeles CA 90024		Vernon CA 90058	
6304-025-014	0				
Banco Popular North America					
888 Disneyland #500					
Anaheim CA 92802					

25

RADIUS MAPS

300' Radius Public Notification Boundary

APN 6304-025-019

4800 DeKalb Ave.

Vernon CA 90058

September 9, 2010

Page 1 of 2

JN 10149

6304-025-019 1
Banco Popular North America
888 Disneyland #500
Anaheim CA 92802

6304-025-010 -2
Actino Q Castillo
6020 King #B
Maywood CA 90270

~~6304-025-801 3~~
~~L A Junction Ry Co~~

6304-024-010 4
Shewak And Lajwanti Holdings Llc
2856 E 54th
Vernon CA 90058

~~6304-025-023 5~~
~~Same As Key #4~~

6304-025-031 6
Catellus Development Corp
1065 N Pacificcenter #200
Anaheim CA 92806

6304-025-029 7
Lehrer Family Properties LP
975 Knollwood
Santa Barbara CA 93108

~~6304-025-030 8~~
~~Same As Key #7~~

~~6304-025-014 9~~
~~Same As Key #1~~

6304-025-008 10
Meridith Baer
P.O. BOX 49798
Los Angeles CA 90049

6304-025-006 11
A And M Realty Co
4371 E 49th
Vernon CA 90058

~~6304-025-007 12~~
~~Same As Key #10~~

6304-025-009 13
U S Premier Investments Llc
4425 E 49th
Vernon CA 90058

6304-025-011 14
U S Premier Investments Llc
700 S Flower #800
Los Angeles CA 90017

~~6304-024-011 15~~
~~Same As Key #10~~

~~6304-024-800 16~~
~~Same As Key #3~~

6304-024-005 17
Steven D & Karen J Hansen
4410 District
Vernon CA 90058

6304-024-006 18
x W H Investment Hansen Co
5731 W Slauson #222
Culver City CA 90230

~~6304-024-007 19~~
~~Same As Key #18~~

6304-024-008 20
Francisco Gamez
P.O. BOX 25008
Phoenix AZ 85002

~~6304-024-009 21~~
~~Same As Key #20~~

6304-026-018 22
Steve Fromer
4924 Everett
Vernon CA 90058

6304-026-010 23
Honming Properties
16406 Bear Meadow
Cerritos CA 90703

6304-026-029 24
Gm Distributing Inc
4933 Loma Vista
Vernon CA 90058

The addresses below are provided for the
optional use of staff to meet any minimum
notification requirements

6304-024-002 0
Rafi & Katrin Shaoulian
1007 Chantilly
Los Angeles CA 90077

6304-024-003 0
D And R Brothers Inc
1201 S Grand 1st Flr
Los Angeles CA 90015

6304-025-002 0
Everett Properties Llc
354 Hilgard
Los Angeles CA 90024

6304-025-020 0
Exmill LLC
2975 Wilshire #430
Los Angeles CA 90010

6304-026-002 0
Martin Rothstein
P.O. BOX 58567
Vernon CA 90058

6304-026-005 0
Nick & Lala Gevorgian
5616 Van Nuys
Van Nuys CA 91401

6304-026-009 0
Marcia R Fogel
4423 Fruitland
Vernon CA 90058

6304-026-017 0
Kwang S & Hee S Chung
2011 W Snead
La Habra CA 90631

6304-026-019 0
Boris & Marina Boguslavsky
4955 Everett
Los Angeles CA 90058

6304-026-030 0
Fruitland Boyle Investments Llc
4455 Fruitland
Los Angeles CA 90058

AFFIDAVIT OF MAILING

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF VERNON)

I, SERGIO CANALES, Planning Assistant of the City of Vernon, do hereby certify that on Wednesday, May 25, 2011, mailed a copy of *Notice of Intent, Initial Study, and Notice of Public Hearing* to be held on July 5, 2011, regarding a Conditional Use Permit Amendment for Stericycle, Inc. located at 4726 Loma Vista Avenue, to the interested parties and agencies on the attached list, by United States Mail with postage.

Date: 5-25-11

Sergio Canales
Sergio Canales, Planning Assistant

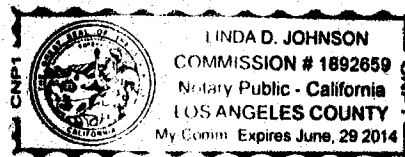
State of California)
) ss
County of Los Angeles)

On MAY 26, 2011 before me, Linda Johnson, notary public, personally appeared Sergio Canales who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]





Notice of Intent TO ADOPT A NEGATIVE DECLARATION

To:

- ☒ Interested Individuals, Groups & Agencies
- ☒ County Clerk, County of Los Angeles
- ☒ State Clearinghouse

From:

City of Vernon
Dept. of Community Services & Water
4305 Santa Fe Avenue
Vernon, CA 90058

Project Title: Stericycle, Inc.

Project Location: 4726 Loma Vista Avenue, Vernon, CA 90058

Project Description: In February 2009, a Conditional Use Permit was issued by the City of Vernon to Enserv West, LLC ("Enserv") to operate a medical waste transfer station and treatment facility located at 4726 Loma Vista Avenue. The operation consists of transferring and treating of medical waste from generators such as hospitals, medical clinics or other producers of medical waste. The medical waste is treated via steam sterilization also known as "autoclaving". The autoclave is a device used for medical waste disposal which renders the material inert by applying intense steam heat. On December 4, 2009, Stericycle, Inc. ("Stericycle") acquired the assets of Enserv West LLC and their parent company, Medserv, Inc. Stericycle wishes to add the treatment of "foreign garbage" regulated by the Animal Plant Health Inspection (commonly referred to as APHIS waste) as outlined under the authority of the United States Department of Agriculture (USDA) at the Loma Vista site. The conditional use permit that was issued by the City of Vernon to Enserv did not permit the treatment of APHIS waste, it only permitted the treatment and transfer of medical waste. Therefore, Stericycle is requesting an amendment to its existing conditional use permit to allow for the treatment of APHIS waste at the subject site. The project is subject to the California Environmental Quality Act (CEQA) because it requires discretionary approval. The City has performed a comprehensive evaluation of the potential impacts for this project in accordance with the State CEQA Guidelines. The City has determined that this project will not have a significant effect on the environment and proposes to adopt a Negative Declaration for this project.

A copy of the application and Initial Study is available for public review at the address mentioned below between the hours of 7:15 a.m. and 5:15 p.m. Monday thru Thursday.

Written comments must be received at the earliest possible date, but no later than 30 days after the receipt of this notice. The comment period runs from *May 26, 2011 through June 30, 2011*. Please send your comments and the name of the contact person to:

Kevin Wilson, Director of Community Services & Water
City of Vernon
4305 Santa Fe Ave.
Vernon, CA 90058
(323) 583-8811

Email: kwilson@ci.vernon.ca.us

Signature: _____

Date: 5-23-11

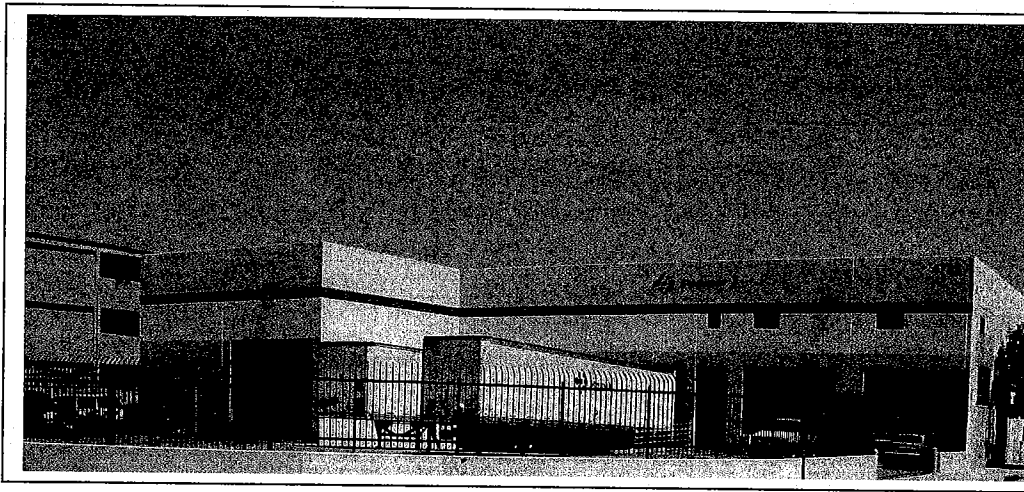
Printed Name and Title: _____

SAMUEL KEVIN WILSON

DIRECTOR OF COMMUNITY SERVICES & WATER

Initial Study

Stericycle Vernon South Medical Waste Facility



Lead Agency Name & Address:

City of Vernon
4305 Santa Fe Avenue
Vernon, CA 90058

Contact Person & Phone:

Kevin Wilson
Director of Community Services and Water
(323) 583-8811

May 9, 2011

Environmental Checklist Form

1. Project Title: Stericycle, Inc.
Vernon South Medical Waste Facility
2. Lead Agency Name and Address: City of Vernon
4305 Santa Fe Avenue
Vernon, CA 90058
3. Contact Person and Phone Number: Kevin Wilson
Director of Community Services and Water
(323) 583-8811
4. Project Location: 4726 Loma Vista Avenue
Vernon, CA 90058
5. Project Sponsor's Name and Address: Stericycle, Inc.
4726 Loma Vista Avenue
Vernon, CA 90058
6. General Plan Designation: Industrial
7. Zoning: "I" Industrial
8. Description of the Project: This is an existing medical waste autoclave facility operating under a Conditional Use Permit issued by the City of Vernon in January of 2009. The purpose of this Environmental Checklist Form and Application for a Revised CUP is to add the processing of wastes regulated by the Animal and Plant Health Inspection Service (APHIS) of the USDA. The addition of APHIS waste will not increase the current permitted capacity of the facility.

9. Surrounding Land Uses and Setting:

Industrial buildings buffered on two sides by Loma Vista and 48th Street and railroad tracks on the north surround the project location. Specific companies closest to the project location are:

North: Basic Line Embroidery (4500 District)

East: H.B.S. Trading (4515 E 48th Street)

South: Maxton Manufacturing (4501 E 49th)

West: Winplast (4889 Loma Vista)

10. Other public agencies whose approval is required:

- California Department of Public Health, Medical Waste Management Unit.
- Los Angeles County Sanitation District
- South Coast Air Quality Management District (SCAQMD)
- City of Vernon, Department of Community Services and Water
- City of Vernon, Environmental Health Department
- United States Department of Agriculture (USDA) Animal, Plant, Health Inspection Service (APHIS)

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Mandatory Findings of Significance |

Determination:

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

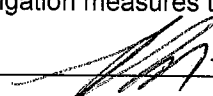
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



5-23-11

Date

Printed Name

SAMUEL KEVIN WILSON

DIRECTOR OF COMMUNITY SERVICES & WATER, CITY OF VERNON

Stericycle Vernon South Medical Waste Facility

Initial Study
CEQA Environmental Checklist

1. AESTHETICS. Would the project:

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista?				X
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Discussion

1.) a. through d. The project location is in an industrial area surrounded by similar industrial facilities in a topography that is very flat. This particular building was originally built in 1939 and expanded in 1991. This project does not change the aesthetics. There is no scenic vista as views from all sides of the project consist of other industrial buildings. Nor are their scenic resources (highways, trees, etc.). Since all modifications to the building are inside, no visual resources are impaired in any way. Therefore no significant impacts are anticipated to the existing visual nature of the project location or the surrounding area.

2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 511104(g))?				X
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				X
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion

2.) a. through e. The project site is fully developed. Both the existing building and the surface parking are in Vernon, a "strictly industrial" city with no agricultural farmland or agricultural use. There is no existing or proposed zoning for forest land or issues relating to conversion of forest land to non-forest use. The site is zoned I, "Industrial", per the City of Vernon Zoning Code. No agricultural uses are permitted under the current zoning designation. In addition, the project site is not enrolled under a Williamson Act contract. APHIS waste consists of garbage that was generated outside the US and arrives here via ship, plane, or other method. USDA requires that APHIS waste be sterilized in an autoclave similar to medical waste. The concern is that foreign bacteria may have a negative impact on the agriculture proximate to the ports of entry, such as produce, vegetable or cattle. This waste is regulated by USDA, as it does not pose a risk to humans. Thus, APHIS waste is required to be sterilized. Therefore, the project would not conflict with existing agricultural resources, zoning or a Williamson Act contract. No impacts would occur, and no mitigation measures would be necessary.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?				X
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d.	Expose sensitive receptors to substantial pollutant concentrations?				X
e.	Create objectionable odors affecting a substantial number of people?		X		

Discussion

3.) a. through d. The project lies within the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and this facility operates under permits issued by that agency to operate a steam boiler. The facility is subject to emission standards promulgated by SCAQMD, and require mandatory compliance. Enforcement under rule 1146 applies, requiring that MACT (Most Achievable Control Technology) standards be adhered to. In 2010 the facility was inspected by SCAQMD and found to be in compliance with the terms of their permit with that agency. The project is consistent with the land use requirements of the City of Vernon and does not conflict with the District's Air Quality Management Plan designed to meet State and Federal Standards.

Using AQMD guidelines for analysis, total vehicle mileage associated with the ingress and egress of vehicles at the facility, Air Quality Significance Thresholds were calculated for the following pollutants:

NOX, VOC, PM10, PM2.5, SOX, and CO. All are below the Maximum Thresholds. Projected truck mileage from this facility at capacity involves a total of 40 trips (20 ingress and 20 egress) per day with an estimated mileage per vehicle of 100 miles per day. The total at capacity for the 20 vehicles is 2000 truck miles per day.

SCAQMD Mobile Source Emissions (pounds per day)						
Pollutant	NOx	VOC	PM 10	PM 2.5	SOx	CO
Factor	.03822102	.00304517	.00183062	.00160083	.00004131	.01195456
Truck Mileage	2000	2000	2000	2000	2000	2000
Emissions per day	76.442	6.09	3.66	3.2	.082	23.90
Significance Thresholds	150.00	55.00	150.00	Not available	150.00	550.00

Using AQMD Significance Thresholds the mobile source emissions from this project is inconsequential.

3.) e. The facility uses high temperature steam to treat medical waste, and no criteria pollutants or emissions are released. The equipment in the building discharges steam in the process of waste treatment and container cleaning. The addition of APHIS waste will not increase the current permitted capacity of the facility over what was previously permitted, so no additional emissions from equipment would occur. The majority of this steam is captured, condensed and discharged via floor and trench drains to the sanitary sewer under permit from the Los Angeles County Sanitation District. A small amount may be vented out the roof but the impact of odors is minimal and studies have shown that the steam from a medical waste autoclave is non-hazardous.

The most comprehensive documentation is a NIOSH study done in Morton Washington (*Weber, Boudreau, Morton, National Industrial Occupational Safety and Health, Health Hazard Evaluation (HETA 98-0027-2709)*). An additional study done by the State of California (State of California, Department of Public Health Services, *Transforming Medical Waste Disposal Practices to Protect Public Health*, February, 2006) stated "when proper precautions are taken to exclude hazardous substances such as mercury and radioactive material, steam autoclaves produce minimal emissions" (p 14). APHIS waste is sealed in bags, and therefore, should not emit odors if treated within 72 hours. The APHIS waste to be treated at the Stericycle facility consists of garbage that was generated outside the US and arrives here via ship, plane, or other method. The concern is that foreign diseases or pests may have a negative impact on the agriculture proximate to the ports of entry, such as produce, vegetable or cattle. This waste is regulated by USDA, as it does not pose a risk to humans.

Odors from waste treatment most often originate from either standing water or the organic matter in the waste itself. Standard procedures address the potential for odors through the prompt treatment of waste as it's received, storage of pathological waste at temperatures below 32° F, and floor and trench drains to eliminate the potential for standing water. Any potential odor problems caused by this project can be mitigated with a variety of options. These include pulling vacuums as necessary from the autoclave to remove additional steam from the chamber prior to removing waste, and increasing water to the condensate tank prior to discharge. Odor masking agents can be introduced to the equipment should that step be warranted.

4. BIOLOGICAL RESOURCES. <i>Would the project?</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c.	Have a substantial adverse effect of federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion

4.) a. through f. This project is fully developed within the City of Vernon and zoned "I" Industrial. All operations are fully contained within the building. No vegetation or natural habitat exists on the project site or in the vicinity. No wildlife have been identified proximate to the project, nor are there wetlands or riparian areas nearby. The project will not alter or disperse any migration corridors. No impacts would occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES. <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d.	Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion

5.) a. through d. There are no known cultural resources in the area. CEQA Guidelines define historical resources as any object, building, structure, site, area, place, record or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. All project impacts are within the building itself. The project site itself does not meet any of the cultural resource qualifications for being a historical, archeological, or paleontological resource. There is no impact and no mitigation measures are necessary.

6. GEOLOGY AND SOILS. <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i.	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii.	Strong seismic ground shaking?			X	
iii.	Seismic-related ground failure, including liquefaction?				X
iv.	Landslides?				X

b.	Result in substantial soil erosion or the loss of topsoil?				X
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion

6.) a. i. through iv.

The California Geological Service (CGS) under the Alquist-Priolo Act, is charged with establishing Earthquake Fault Zones. These zones extend from 200 to 500 feet on each side of a known earthquake fault to identify areas where potential fault rupture could impact occupied buildings. The project site is not located within an Alquist-Priolo fault zone as designated by the CGS. However the project site is located in Southern California, but the closest fault is located over seven miles from the site. The building is in compliance with the Vernon City Code and the California Uniform Building Code; as a result any impact on the project from 'strong seismic ground shaking' is deemed less than significant. Further analysis of the building structure is not required and no mitigation measures are necessary.

6.) b. through e.

The building was originally built around 1939 and remodeled in 1991. No modifications have been made to the project site to re-grade or modify the existing land. Therefore it is evident that all soil is stable and this project would not create instability as all work and improvements have been done within the building. Since sewers are available for wastewater discharge soil designated adequate for septic or discharge is not applicable and the project poses no impact.

7. GREENHOUSE GAS EMISSIONS -- <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Generate green gas emissions either directly or indirectly, that may have a significant impact on the environment?			X	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion

7.) a. and b. Climatic conditions are impacted by changes in temperature, wind, storm activity, ocean currents, and other natural phenomena that have occurred throughout history. Over the past two decades the concern has risen of the impact of human activity on climate conditions. These climate impacts typically come from greenhouse gasses, so referred as they represent emissions that are trapped in the atmosphere warming the earth beneath it. At optimum levels this greenhouse gas effect supports the climate that fosters life on earth. The concern arises from excessive greenhouse gasses that may induce a rise in global temperatures that can potentially change the various ecosystems. The main greenhouse gasses in our atmosphere are carbon dioxide, methane, nitrous oxide, and ozone. The creation of these gasses in the course of industry activity is the center of this issue. The creation of GHG emissions occurs in the normal course of business, commercial and residential activity, whether it be from the air we exhale, the cars we drive, or products developed through raw material processing.

This particular project has no manufacturing or industrial processes that emit greenhouse gasses through production. In the course of processing waste water vapor is generated in the form of steam, however, the quantity of water vapor generated is insufficient to impact the overall climatic precipitation within the Vernon climate zone and fundamentally alter regional weather patterns. AB1493, which took effect in January 2004 requires the development of regulations to achieve "the maximum feasible reduction of greenhouse gasses" emitted by noncommercial passenger vehicles, light

duty trucks and other vehicles used primarily for personal transportation. Commercial vehicular activity was excluded. However, subsequent environmental legislation such as AB32, SB1368, and SB97 expand the reach of environmental regulation on commercial operations in California. SB97 specifically requires the Office of Planning and Research (OPR) to develop guidelines for the analysis and mitigation of greenhouse gas emissions associated with transportation and energy consumption, although as yet this project has not been done, therefore as of this writing no specific mitigation measures are required. When finalized, the legislation will apply retroactively to any document required by CEQA; including EIR's, negative declarations, or mitigated negative declarations. At such time vehicular emissions may be tracked and impacted by the legislation. In the meantime in the Air Quality Section 3 above, an analysis of vehicle impact has been done using methodology of the SCAQMD, which tracks specific pollutants as referenced in that Section using the number and type of trucks permitted by the City of Vernon for this facility at it's capacity.

Greenhouse gas emissions from operations can be estimated based on boiler natural gas usage. Preliminary assessments using published emission factors for CO₂e and SCAQMD Guidelines on vehicle miles traveled and cubic feet per year of natural gas indicate under 3000 net new tons of CO₂e per year would be created by this project at it's current permitted capacity. That translates to less than five ten thousandths of a percent (<0.0005%) of California's total emissions as measured in 2004, below de minimis levels and consequently deemed insignificant. With this in mind it is important to remember that ghg generation itself does not create adverse environmental effects. The balance of proper levels of greenhouse gasses is the desired objective, and this project does not negatively impact those efforts, and as a result no mitigation factors are needed. In any case, there will be no increase in capacity of the facility or traffic as a result of the addition of APHIS waste, and therefore, there will be no increase in greenhouse gases as a result of this project.

8. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Create a significant hazard to the public or the environment through the routine transportation, use, or disposal of hazardous materials?			X	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h.	Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion

8.) a. and b. All operations including transportation, handling, transfer, treatment and disposal of medical waste, and APHIS waste are consistent with all applicable federal, state, and local regulations. The facility is under permit and enforcement by the Department of Public Health and subject to regular inspections. As indicated in Section 3 above, the constituent properties of medical waste are inherently non-hazardous. There are four criteria necessary for the transmission of disease to occur. They are: The presence of a pathogen, a significant dose of the organism, a susceptible host, and a portal of entry; all are necessary requirements for the transmission of disease. Thus the risk of exposure is more occupational than environmental; that is to say that the risk is associated with subcutaneous contact with infectious agents. As a result, and history supports this, *there is minimal risk to the public or the environment from exposure to the waste handled at the facility.* APHIS waste requires treatment by autoclaving, due to the potential for microorganisms or pests of foreign origin to infect the agricultural crops near the point of entry. These microorganisms are not harmful to humans, but are of concern to the agricultural population, which is why the Animal, Plant, Health Inspection Service (APHIS) of the United States Department of Agriculture (USDA) has oversight of this waste stream.

The transportation of waste to the facility involves precautions designed to reduce the risk of spillage and exposure in the event of a vehicle accident. All waste is in sealed bags of the prescribed strength required by law. The bags are placed in sealed containers with tight fitting lids, and all vehicles are secured by roll-up doors. Spill kits are available in all vehicles containing disinfectants and solidifiers to clean up on site any spills. Emergency action plans are in place and would be executed in the event of any accident or spillage of waste where there was any potential risk to the public. As a result of the comprehensive regulations in place for waste no mitigation measures are necessary to protect the public health or the environment.

8.) c. through h. The site is not located within ¼ mile of a public facility or school. A residential tract is ¼ mile south of the project location and traffic activity to and from the site is away from the residences. The site is not designated a hazardous material site, nor is it within an airport land use plan. It is not a location proximate to wildlands, and as a result mitigation measures are unnecessary.

9. HYDROLOGY AND WATER QUALITY. *Would the project:*

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements?			X	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f.	Otherwise substantially degrade water quality?			X	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate				X

	Map or other flood hazard delineation map?				
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j.	Inundation by seiche, tsunami, or mudflow?				X

Discussion

9.) a. through j. This is an existing building and all improvements and operations occur within the building itself. No modifications have been made to the site so existing grading and drainage patterns are unaffected.

The Federal Emergency Management Agency (FEMA) has not designated the site as being within a 100-year flood hazard area, so no mitigation measures are necessary to prevent flooding. The City of Vernon maintains the streets to insure appropriate drainage is maintained for normal storms and water runoff.

The project site is not located in the vicinity of a body of water. Therefore, the project would not be susceptible to inundation by a seiche or tsunami. The project is not located down slope from an area of mudslope potential. The project site and surrounding area is fully urbanized, and therefore, no mudflow risks exist. No impacts would occur, and no mitigation measures would be necessary.

10. LAND USE AND PLANNING. <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Physically divide an established community?				X
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion

10.) a. through c. The operation falls within the guidelines outlined in the Vernon City Plan, and is zoned "I" Industrial. The project site is subject to several land use plans and regulations. Locally the City's Zoning Ordinance regulates development and operation of the project site. The City has issued a Conditional Use Permit for the operation, and based upon their review no conflict exists with any land use plan. The industrial nature of the City does not require habitat conservation or community conservation plans and this project does not risk dividing the community as the operation conforms to others in the City.

11. MINERAL RESOURCES. <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X

b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
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Discussion

11.) a. and b. The operation is fully developed within the confines of the building. No mineral extractions occur in the process, either on site or nearby. The California Geological Service has not classified the site as within a mineral producing area. No impacts would occur, and no mitigation measures are necessary.

12. NOISE. <i>Would the project result in:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b.	Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion

12.) a. through f.

a. The City of Vernon Zoning Ordinance establishes comprehensive noise limits within the General Industrial Zone. The current maximum is 75dBA throughout the city, with the exceptions of projects within 1/10 of a mile from either a public school or residence. As indicated in the previously approved CUP, equipment within the building has a maximum of 73dBA within 5 feet of the operations within the building. The noise level diminishes rapidly the farther away from the equipment and thus is well within city limits outside the project site. Ear protection equipment is available to employees for use according to the company's safety policy.

b. Minimal ground borne vibration or noise is generated by the project. No equipment within the building nor operational activity generates vibrations or ground-borne noise level.

c. No permanent increase in noise levels is associated with this project. Normal vehicle activity with truck ingress and egress does not increase noise levels outside the building, and operations from this activity impact noise levels only periodically during processing activity. The feedwater tank to the boiler, located outside, is insulated to mitigate noise normally associated with that type of equipment.

d. Prior to its current use as an autoclave facility, the building activity at the project site consisted of the storage of toilet paper and wholesale toy distribution. As such minimal noise levels were generated by this warehouse operation, so any subsequent project activity would likely be result in an increase of noise levels. However, these noise levels are periodic related to operational activity and are neither constant nor permanent, primarily coming

from the compressor, boiler feedwater tank, and steam outlet for the autoclave. The noise levels within the building as indicated in (a) above are below required city levels, and there are additional measures taken to keep the noise levels as minimal as possible. These include insulation of boiler feedwater tank, and control of the steam outlet. The employees are provided with ear protection equipment, which they are encouraged to use at their discretion.

e. The project is not located within an airport land use plan nor within two miles of a public use airport.

f. The project is not located within the vicinity of a private airstrip.

13. POPULATION AND HOUSING. <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion

13.) a. through c. This project will have no impact on population growth, nor will it displace any existing housing or people.

14. PUBLIC SERVICES.					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X	
	Fire protection?			X	
	Police protection?			X	
	Schools?				X
	Parks?				X
	Other public facilities?				X

Discussion

14.) a.

Emergency services including fire and police protection, emergency medical services, and hazardous material control are all provided by the City. In any emergency, immediate response from fire or police agencies comes within 4 minutes of any emergency request. The site has security fencing to completely enclose the project, thus deterring demand for police services. While there are risks of fire associated with any industrial business in Vernon, this project does not

significantly increase that risk, and no additional levels of service from either fire or police is considered necessary. The project has specific safety procedures in place to address the hazards associated with a fire, including holding waste being unloaded from the autoclave after treatment to allow it to cool, and the storage of waste in the compactor awaiting disposal. The nearest school and park is slightly more than one mile from the property. No other public facilities are impacted by this project.

15. RECREATION.					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion

15.) a. and b. As indicated previously, no population increases or displacements are caused by this project. As such no recreational facilities or public use facilities are impacted in any way.

16. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e.	Result in inadequate emergency access?				X
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Discussion

16.) a. through c.

Stericycle operates its own fleet of vehicles to bring medical waste into the facility. These vehicles have the necessary Medical Waste Transporter Authorization (s) as required by the State Dept of Public Health, as well as Hazardous Waste Hauler Permits from the State DTSC, and the US DOT. Vehicle compliance and transportation issues are under the jurisdiction of these above agencies. A few select 3rd party haulers periodically bring medical waste to the Stericycle facility. These haulers maintain their own transporter permits as required by regulators.

Stericycle may operate up to 24 total trucks out of this facility, including solid waste transport trucks. The working hours for these vehicles at plant capacity are projected as follows:

Shift hours

1st 6AM-2PM

2nd 2PM -10PM

3rd 10PM-6AM

The project is located at the intersection of Loma Vista Ave and East 48th Street, one block south of the nearest controlled intersection of Loma Vista Avenue and District Boulevard. Traffic volumes at that intersection are approximately 1200 vehicles per day with a level of service of B for the AM peak hours and C for the PM peak hours. Trucks traveling to or from the facility would be expected to access the freeways at the intersection of District Boulevard and Atlantic Avenue. Although the Level of Service (LOS) designations at that intersection are D and E respectively for AM and PM, the additional transportation activity from this project will not change the level of service designations as shown in the spreadsheets that follow at the end of this document. Because of the shift schedule and the need to have the route trucks operate with the least amount of traffic, at full plant capacity, a maximum of 5 vehicles will utilize the intersections during the peak hours of 8-9 AM and 5-6 PM. That capacity number is reflected in the LOS spreadsheets.

This application would allow for the treatment of APHIS waste at the facility, but does not increase the overall capacity for which the facility is currently permitted. Therefore no increase in traffic should arise as a result of the approval of this request.

16.) d. through f.

There are no increased hazards inherent in this project that are impacted by design features within the City's infrastructure. Vernon's industrial base makes this operation compatible with the physical aspects of roads and intersections. The transportation necessary to conduct Stericycle's business does not impact public transportation, bicycles, or pedestrian facilities.

17. UTILITIES AND SERVICE SYSTEMS. *Would the project:*

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB)?			X	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e.	Result in a determination by the wastewater treatment provider,				X

	which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion

17.) a. through e.

The project location has an Industrial Wastewater Discharge Permit issued by the Los Angeles County Sanitation District (LACSD). LACSD establishes the discharge limits and has the authority to enforce those limits and conduct regular inspections and test for compliance.

This project will not result in the need to expand existing infrastructure or build new facilities to meet wastewater discharge demand, so no mitigation measures are necessary for either storm water or wastewater drainage and discharge.

17.) f. and g.

Disposal of solid waste is regulated by the CA Department of Resources, Recycling and Recovery (formerly the Integrated Waste Management Board) and as the company is permitted by the Department of Public Health must comply with regulations under the Medical Waste Management Act for disposal of treated medical waste and be in compliance with any applicable federal, state or local statutes and regulations. The permitted capacity of the facility is 80 tons per day under current state permit. As a result the state has determined that landfills suitable to receive the waste have adequate capacity to accept the waste generated by this project. In an effort to more closely monitor the potential impact of the facility's operation, the City of Vernon has limited the throughput capacity of operations to 40 tons per day. When that threshold is met, the City will review the implications of raising the capacity to state permitted levels.

18. MANDATORY FINDINGS OF SIGNIFICANCE. *Would the project:*

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion

18.) a. through c. As previously indicated the project is located within the City of Vernon, zoned "I" Industrial, and is compatible with the industries in the surrounding area.

Traffic Impact Analysis

As required by the City of Vernon, a level of service (LOS) analysis was conducted at two intersections impacted by this project; Loma Vista Ave. and District Blvd, which lies 250' north of the project, and Atlantic Avenue and District Blvd, which is the closest intersection prior to accessing the main freeway arteries entering and leaving the city, which would be applicable both to employees in personal automobiles and trucks coming to and from the facility.

Methodology

Intersection Capacity Utilizations (ICU's) were calculated to measure the LOS of each intersection, using the matrix provided by the City. Existing and projected volumes were compared to the intersection capacity to calculate the volume to capacity (V/C) ratio, which was then used to determine the LOS for that particular intersection. Critical V/C ratios identified by the City were compared with the LOS categories to see if any LOS categories were impacted.

LOS categories range from excellent, meaning nearly free-flow traffic at LOS A, to overload stop and go conditions at LOS F. Level of Service D is considered the minimum acceptable LOS at intersections in the City of Vernon. LOS definitions are provided in the table below:

Level of Service (LOS)	V/C Ratio	Definition
A	0.0 – 0.60	<i>EXCELLENT</i> . No vehicle waits longer than one red light and no approach phase is fully used.
B	>0.6 – 0.70	<i>VERY GOOD</i> . An occasional approach phase is fully utilized; many drivers begin to feel restricted within vehicle groups.
C	>0.7 – 0.80	<i>GOOD</i> . Drivers may have to wait through one or more red lights; backups may develop behind turning vehicles.
D	>0.8 – 0.90	<i>FAIR</i> . Delays may be substantial during portions of rush hours, but lower volume periods occur to clear developing lines and prevent excessive backups.
E	>0.9 – 1.00	<i>POOR</i> . Represents the most vehicles intersection can accommodate; long lines of vehicles waiting through several signal cycles.
F	>1.00	<i>FAILURE</i> . Backups restrict or prevent movement of vehicles out of the approach lines. Delays with increasing lines.

Based upon the City of Vernon General Plan Update and 2007 Zoning Ordinance Revision, a significant impact would occur at an intersection if "Poor" Levels of Service are projected. Current LOS categories outlined by the City for the two intersections are shown below.

Intersection		AM Peak Hour		PM Peak Hour		Comments
		V/C Ratio	LOS	V/C Ratio	LOS	
43	Loma Vista/District	.688	B	.735	C	
49	District/Atlantic	.869	D	1.008	F	Mitigated - Atlantic Bridge Widening .

As indicated by the ICU calculations the follow, Levels of Service are not affected by this project at the anticipated traffic volume from the location. Most of the vehicular traffic to and from the project are at off-peak hours. The vehicles that do transit the critical directions during peak hours do not alter the Level of Service category in any instance. Therefore, a notation of less than significant impact is warranted.

Additionally, a table showing projected traffic flow in and out of the project is included. This table illustrates projected vehicular traffic hour by hour to and from the location.

PROJECTED TRAFFIC PATTERN FOR STERICYCLE VERNON SOUTH FACILITY

Based Upon a Capacity of 40 Tons per day

VEH. TYPE	DIRECTION	12AM	1AM	2AM	3AM	4AM	5AM	6AM	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	11PM	TOTAL
53' trailer	Outbound					1	1	1	1	1	1	1					1	1	1							9
	Inbound											1	1	1			1	1	1			1	1	1		9
28' trailer	Outbound											1	1	1						1	1	1	1			7
	Inbound								1	1	1						1	1			1	1				7
26' bobtail	Outbound																				2	2				4
	Inbound															1	1		1	1						4
Rolloff	Outbound									1		1		1		1										4
	Inbound											1		1		1		1								4
Office staff	Outbound																1		2							3
	Inbound									2																3
Plant staff	Outbound															9									9	18
	Inbound					9											9									18
Drivers (cars)	Outbound															2	2								3	7
	Inbound					2	2										3									7
	Total					12	4	2	2	5	2	5	2	4		14	19	4	5	4	4	3	2	1	12	104

INTERSECTION CAPACITY UTILIZATION

In Compliance with Requirements for CEQA Initial Study
Intersection 49: Atlantic & District
Maximum Traffic as Outlined by City

AM Peak Hour 7-8 AM PM Peak Hour 5-6 PM

Movement	No. Lanes	Capacity	AM Peak Hour Volume	Hour V/C	PM Peak Hour Volume	Hour V/C
NB Left *	1	1600	264	0.165	103	0.064375
NB Thru	3	4800	1145	0.242	974	0.202917
NB Right	0	0	17		15	
SB Left	1	1600	113	0.071	113	0.070625
SB Thru *	3	4800	871	0.181458	1554	0.324
SB Right	f		833		604	
EB Left *	2	2880	916	0.318056	1291	0.448264
EB Thru	1	1600	125	0.078125	305	0.190625
EB Right	f		62		284	
WB Left	0.5		11		11	
WB Thru *	1.5	3200	258	0.084	99	0.034
WB Right	f		106		91	

Sum of Critical V/C Ratios	0.748514	0.870639	LOS	Max ICU
Adjustment for Lost Time	0.1	0.1	A	0.6
Intersection Capacity Utilization	0.848514	0.970639	B	0.7
Level of Service	D	E	C	0.8
			D	0.9
			E	1
			F	n/a

INTERSECTION CAPACITY UTILIZATION

In Compliance with Requirements for CEQA Initial Study
Intersection 49: Atlantic & District
Traffic Impact of Project

AM Peak Hour 7-8 AM PM Peak Hour 5-6 PM

Movement	No. Lanes	Capacity	AM Peak Hour Volume	Hour V/C	PM Peak Hour Volume	Hour V/C
NB Left *	1	1600	264	0.165	103	0.064375
NB Thru	3	4800	1145	0.238542	974	0.202917
NB Right	0	0	17		15	
SB Left	1	1600	113	0.070625	113	0.070625
SB Thru *	3	4800	871	0.181458	1554	0.324
SB Right	f		833		609	5 Trucks added at peak pm SB right.
EB Left *	2	2880	921	0.319792	1291	0.4482645 Trucks added at peak am EB left.
EB Thru	1	1600	125	0.078125	305	0.191
EB Right	f		62		284	
WB Left	0.5		11		11	
WB Thru *	1.5	3200	258	0.084	99	0.034
WB Right	f		106		91	

Sum of Critical V/C Ratios

0.75025 0.870639

Adjustment for Lost Time

0.1 0.1

Intersection Capacity Utilization

0.85025 0.970639

Level of Service

D E

Level of Service Ranges	
A	0
B	0.61
C	0.71
D	0.81
E	0.91
F	n/a

INTERSECTION CAPACITY UTILIZATION

In Compliance with Requirements for CEQA Initial Study
Intersection 43: Loma Vista & District
Extending Traffic Maximums Outlined by City

AM Peak Hour 7-8 AM PM Peak Hour 5-6 PM

Movement	No. Lanes	Capacity	AM Peak Hour Volume	Hour V/C	PM Peak Hour Volume	Hour V/C
NB Left *	1	1600	129	0.081	95	0.059375
NB Thru	0	0	0		0	
NB Right	1	1600	43	0.026875	57	0.035625
SB Left	0	0	70		257	
SB Thru *	1	1600	0	0.044	0	0.161
SB Right	1	1600	13	0.008125	8	0.005
EB Left *	1	1600	11	0.007	13	0.008125
EB Thru	2	3200	546	0.183	1113	0.387
EB Right	0	0	40		124	
WB Left	1	1600	35	0.022	42	0.02625
WB Thru *	2	3200	1261	0.464	584	0.2
WB Right	0	0	223		57	

Sum of Critical V/C Ratios

0.515

0.633625

Adjustment for Lost Time

0.1

0.1

Intersection Capacity Utilization

0.615

0.733625

Level of Service

B

C

LOS	Max ICU
A	0.6
B	0.7
C	0.8
D	0.9
E	1
F	n/a

INTERSECTION CAPACITY UTILIZATION

In Compliance with Requirements for CEQA Initial Study
Intersection 43: Loma Vista & District
Traffic Impact of Project

AM Peak Hour	7-8 AM	PM Peak Hour	5-6 PM
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Movement	No. Lanes	Capacity	AM Peak Hour Volume	Hour V/C	PM Peak Hour Volume	Hour V/C
NB Left *	1	1600	129	0.081	95	0.059375
NB Thru	0	0	0		0	
NB Right	1	1600	48	0.03	57	0.035625
						5 trucks am
SB Left	0	0	70		262	
						5 trucks pm
SB Thru *	1	1600	0	0.044	0	0.161
SB Right	1	1600	13	0.008125	8	0.005
EB Left *	1	1600	11	0.007	13	0.008125
EB Thru	2	3200	546	0.183	1113	0.387
EB Right	0	0	40		124	
WB Left	1	1600	35	0.022	42	0.02625
WB Thru *	2	3200	1261	0.464	584	0.2
WB Right	0	0	223		57	

Sum of Critical V/C Ratios

0.596

0.633625

Adjustment for Lost Time

0.1

0.1

Intersection Capacity Utilization

0.696

0.733625

Level of Service

B

C

LOS	Max ICU
A	0.6
B	0.7
C	0.8
D	0.9
E	1
F	n/a



NOTICE OF PUBLIC HEARING

The City of Vernon will conduct a Public Hearing, which you may attend.

PLACE: Vernon City Hall
City Council Chambers
4305 Santa Fe Avenue
Vernon, CA 90058

DATE & TIME: **Tuesday, July 5, 2011 at 9:00 a.m.**
(or as soon thereafter as the matter can be heard)

APPLICANT: Stericycle, Inc.

REQUEST: Stericycle is requesting an amendment to its existing conditional use permit for the treatment of APHIS waste at the subject site. The conditional use permit that was previously issued by the City of Vernon did not permit the treatment of APHIS waste, it only permitted the treatment and transfer of medical waste.

PROPERTY INVOLVED: **4726 Loma Vista Avenue, Vernon, CA 90058**
(See reverse side)

**REVIEW OF:
THE FILE:** The application, maps, and supporting information are available for public review during normal business hours in the Vernon Community Services & Water Department, located at 4305 Santa Fe Avenue, Vernon, California, between the hours of 7:15 a.m. and 5:15 p.m. Monday through Thursday.

PROPOSED FINDINGS: It is recommended that the City Council of the City of Vernon determine that this project will not have a significant effect on the environment. The proposed conditions of approval of the conditional use permit are designated to ensure protection of public health, safety and general welfare and the environment.

If you challenge the granting of this conditional use permit amendment or any provisions thereof in court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice or in written correspondence delivered to the City of Vernon at, or prior to, the meeting.

The hearing may be continued or adjourned or cancelled and rescheduled to a stated time and place without further notice of a public hearing.

Dated: May 24, 2011

Willard Yamaguchi, City Clerk

City of Huntington Park
Planning Department
6550 Miles Avenue
Huntington Park, CA 90255

Lucille Roybal-Allard
Congresswoman
255 E. Temple St., Ste 1860
Los Angeles, CA 90012

John Kinas
United States Aluminum
3663 Bandini Boulevard
Vernon, CA 90023

L.A. County Board of Supervisors
Director of Planning
James Hertl – Room 1390
320 W. Temple Street
Los Angeles, CA 90012

Gloria Molina
Board of Supervisors
500 W. Temple St., Ste 856
Los Angeles, CA 90012

Ms. Gutierrez
924 S. Mott Street
Los Angeles, CA 90023

**South Coast Air Quality Mgmt
District (AQMD)**
21865 E. Copley Drive
Diamond Bar, CA 91765

City of Long Beach
Office of the City Manager
333 W. Ocean Blvd., 13th floor
Long Beach, CA 90802

Sidney R. Title
Market Properties, Inc.
5245 Pacific Concourse, Ste 190
Los Angeles, CA 90045

Brian Scanlon
L.A. County Public Works
Mapping & Property Mgmt.
900 S. Fremont Avenue, 10th Floor
Alhambra, CA 91803

Ray Dippel
L.A. Unified School District, OEHS
333 S. Beaudry Avenue, 20th Floor
Los Angeles, CA 90017

E.J. Contreras
Owens-Brockway
2901 Fruitland Avenue
Vernon, CA 90058

City of Commerce
Planning Department
2535 Commerce Way
Commerce, CA 90040

California Water Service Comp.
3316 West Beverly Boulevard
Montebello, CA 90640

James H. Hillands
Heger Realty Corp.
5657 E. Washington Blvd.
Los Angeles, CA 90040

City of Bell
Planning Department
6330 Pine Street
Bell, CA 90201

Marisa Olguin
Chamber of Commerce
3801 Santa Fe Avenue
Vernon, CA 90058

Joseph R. Garruba
California Portland Cement Co.
2025 E. Financial Way
Glendora, CA 91740

City of Cudahy
Planning Department
5220 Santa Ana Street
Cudahy, CA 90201

L.A. Unified School District
Office of Environmental Health & Safety
333 South Beaudry Ave., 20th Floor
Los Angeles, CA 90017
Attention: Glenn Striegler

Dave Karrker
California Water Service
5243 E. Sheila Street
Commerce, CA 90022

L.A. County Sanitation District
P.O. Box 4998
Whittier, CA 90607

L.A. County Flood Control District
900 S. Fremont Avenue, 8th Floor
Alhambra, CA 91803

J.J. Little
J.J. Little Company, Inc.
9945 Malgar Drive
Whittier, CA 90603

City of Maywood
Planning Department
4319 Slauson Avenue
Maywood, CA 90270

City of Los Angeles
Planning Department
200 North Spring St.
Los Angeles, CA 90012

L.R. Luppen
Metal Products Engineering
3050 Leonis Boulevard
Vernon, CA 90058

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Suk Chon
County of Los Angeles
Department of Public Works
Land Development Division
P.O. Box 1460
Alhambra, CA 91802-1460

Ellen Orlando
Karen Lehrer
2300 E. 11th Street
Los Angeles, CA 90021



Notice of Intent TO ADOPT A NEGATIVE DECLARATION

To:

- ☒ Interested Individuals, Groups & Agencies
- ☒ County Clerk, County of Los Angeles
- ☒ State Clearinghouse

From:

City of Vernon
Dept. of Community Services & Water
4305 Santa Fe Avenue
Vernon, CA 90058

Project Title: Stericycle, Inc.

Project Location: 4726 Loma Vista Avenue, Vernon, CA 90058

Project Description: In February 2009, a Conditional Use Permit was issued by the City of Vernon to Enserv West, LLC ("Enserv") to operate a medical waste transfer station and treatment facility located at 4726 Loma Vista Avenue. The operation consists of transferring and treating of medical waste from generators such as hospitals, medical clinics or other producers of medical waste. The medical waste is treated via steam sterilization also known as "autoclaving". The autoclave is a device used for medical waste disposal which renders the material inert by applying intense steam heat. On December 4, 2009, Stericycle, Inc. ("Stericycle") acquired the assets of Enserv West LLC and their parent company, Medserv, Inc. Stericycle wishes to add the treatment of "foreign garbage" regulated by the Animal Plant Health Inspection (commonly referred to as APHIS waste) as outlined under the authority of the United States Department of Agriculture (USDA) at the Loma Vista site. The conditional use permit that was issued by the City of Vernon to Enserv did not permit the treatment of APHIS waste, it only permitted the treatment and transfer of medical waste. Therefore, Stericycle is requesting an amendment to its existing conditional use permit to allow for the treatment of APHIS waste at the subject site. The project is subject to the California Environmental Quality Act (CEQA) because it requires discretionary approval. The City has performed a comprehensive evaluation of the potential impacts for this project in accordance with the State CEQA Guidelines. The City has determined that this project will not have a significant effect on the environment and proposes to adopt a Negative Declaration for this project.

A copy of the application and Initial Study is available for public review at the address mentioned below between the hours of 7:15 a.m. and 5:15 p.m. Monday thru Thursday.

Written comments must be received at the earliest possible date, but no later than 30 days after the receipt of this notice. The comment period runs from *May 26, 2011 through June 30, 2011*. Please send your comments and the name of the contact person to:

Kevin Wilson, Director of Community Services & Water
City of Vernon
4305 Santa Fe Ave.
Vernon, CA 90058
(323) 583-8811

Email: kwilson@ci.vernon.ca.us

Signature: _____

Date: 5-23-11

Printed Name and Title: _____

SAMUEL KEVIN WILSON

DIRECTOR OF COMMUNITY SERVICES & WATER

Initial Study

Stericycle Vernon South Medical Waste Facility



Lead Agency Name & Address:

City of Vernon
4305 Santa Fe Avenue
Vernon, CA 90058

Contact Person & Phone:

Kevin Wilson
Director of Community Services and Water
(323) 583-8811

May 9, 2011

Environmental Checklist Form

1. Project Title: Stericycle, Inc.
Vernon South Medical Waste Facility
2. Lead Agency Name and Address: City of Vernon
4305 Santa Fe Avenue
Vernon, CA 90058
3. Contact Person and Phone Number: Kevin Wilson
Director of Community Services and Water
(323) 583-8811
4. Project Location: 4726 Loma Vista Avenue
Vernon, CA 90058
5. Project Sponsor's Name and Address: Stericycle, Inc.
4726 Loma Vista Avenue
Vernon, CA 90058
6. General Plan Designation: Industrial
7. Zoning: "I" Industrial
8. Description of the Project: This is an existing medical waste autoclave facility operating under a Conditional Use Permit issued by the City of Vernon in January of 2009. The purpose of this Environmental Checklist Form and Application for a Revised CUP is to add the processing of wastes regulated by the Animal and Plant Health Inspection Service (APHIS) of the USDA. The addition of APHIS waste will not increase the current permitted capacity of the facility.

9. Surrounding Land Uses and Setting:

Industrial buildings buffered on two sides by Loma Vista and 48th Street and railroad tracks on the north surround the project location. Specific companies closest to the project location are:

North: Basic Line Embroidery (4500 District)

East: H.B.S. Trading (4515 E 48th Street)

South: Maxton Manufacturing (4501 E 49th)

West: Winplast (4889 Loma Vista)

10. Other public agencies whose approval is required:

- California Department of Public Health, Medical Waste Management Unit.
- Los Angeles County Sanitation District
- South Coast Air Quality Management District (SCAQMD)
- City of Vernon, Department of Community Services and Water
- City of Vernon, Environmental Health Department
- United States Department of Agriculture (USDA) Animal, Plant, Health Inspection Service (APHIS)

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Mandatory Findings of Significance |

Determination:

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

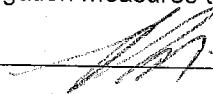
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



5-23-11

Date

Printed Name

SAMUEL KEVIN WILSON

DIRECTOR OF COMMUNITY SERVICES & WATER, CITY OF VERNON

Stericycle Vernon South Medical Waste Facility

Initial Study
CEQA Environmental Checklist

1. AESTHETICS. Would the project:

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista?				X
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Discussion

1.) a. through d. The project location is in an industrial area surrounded by similar industrial facilities in a topography that is very flat. This particular building was originally built in 1939 and expanded in 1991. This project does not change the aesthetics. There is no scenic vista as views from all sides of the project consist of other industrial buildings. Nor are their scenic resources (highways, trees, etc.). Since all modifications to the building are inside, no visual resources are impaired in any way. Therefore no significant impacts are anticipated to the existing visual nature of the project location or the surrounding area.

2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 511104(g))?				X
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				X
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion

2.) a. through e. The project site is fully developed. Both the existing building and the surface parking are in Vernon, a "strictly industrial" city with no agricultural farmland or agricultural use. There is no existing or proposed zoning for forest land or issues relating to conversion of forest land to non-forest use. The site is zoned I, "Industrial", per the City of Vernon Zoning Code. No agricultural uses are permitted under the current zoning designation. In addition, the project site is not enrolled under a Williamson Act contract. APHIS waste consists of garbage that was generated outside the US and arrives here via ship, plane, or other method. USDA requires that APHIS waste be sterilized in an autoclave similar to medical waste. The concern is that foreign bacteria may have a negative impact on the agriculture proximate to the ports of entry, such as produce, vegetable or cattle. This waste is regulated by USDA, as it does not pose a risk to humans. Thus, APHIS waste is required to be sterilized. Therefore, the project would not conflict with existing agricultural resources, zoning or a Williamson Act contract. No impacts would occur, and no mitigation measures would be necessary.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?				X
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d.	Expose sensitive receptors to substantial pollutant concentrations?				X
e.	Create objectionable odors affecting a substantial number of people?		X		

Discussion

3.) a. through d. The project lies within the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and this facility operates under permits issued by that agency to operate a steam boiler. The facility is subject to emission standards promulgated by SCAQMD, and require mandatory compliance. Enforcement under rule 1146 applies, requiring that MACT (Most Achievable Control Technology) standards be adhered to. In 2010 the facility was inspected by SCAQMD and found to be in compliance with the terms of their permit with that agency. The project is consistent with the land use requirements of the City of Vernon and does not conflict with the District's Air Quality Management Plan designed to meet State and Federal Standards.

Using AQMD guidelines for analysis, total vehicle mileage associated with the ingress and egress of vehicles at the facility, Air Quality Significance Thresholds were calculated for the following pollutants:

NOX, VOC, PM10, PM2.5, SOX, and CO. All are below the Maximum Thresholds. Projected truck mileage from this facility at capacity involves a total of 40 trips (20 ingress and 20 egress) per day with an estimated mileage per vehicle of 100 miles per day. The total at capacity for the 20 vehicles is 2000 truck miles per day.

SCAQMD Mobile Source Emissions (pounds per day)						
Pollutant	NOx	VOC	PM 10	PM 2.5	SOx	CO
Factor	.03822102	.00304517	.00183062	.00160083	.00004131	.01195456
Truck Mileage	2000	2000	2000	2000	2000	2000
Emissions per day	76.442	6.09	3.66	3.2	.082	23.90
Significance Thresholds	150.00	55.00	150.00	Not available	150.00	550.00

Using AQMD Significance Thresholds the mobile source emissions from this project is inconsequential.

3.) e. The facility uses high temperature steam to treat medical waste, and no criteria pollutants or emissions are released. The equipment in the building discharges steam in the process of waste treatment and container cleaning. The addition of APHIS waste will not increase the current permitted capacity of the facility over what was previously permitted, so no additional emissions from equipment would occur. The majority of this steam is captured, condensed and discharged via floor and trench drains to the sanitary sewer under permit from the Los Angeles County Sanitation District. A small amount may be vented out the roof but the impact of odors is minimal and studies have shown that the steam from a medical waste autoclave is non-hazardous.

The most comprehensive documentation is a NIOSH study done in Morton Washington (*Weber, Boudreau, Morton, National Industrial Occupational Safety and Health, Health Hazard Evaluation (HETA 98-0027-2709)*). An additional study done by the State of California (State of California, Department of Public Health Services, *Transforming Medical Waste Disposal Practices to Protect Public Health*, February, 2006) stated "when proper precautions are taken to exclude hazardous substances such as mercury and radioactive material, steam autoclaves produce minimal emissions" (p 14). APHIS waste is sealed in bags, and therefore, should not emit odors if treated within 72 hours. The APHIS waste to be treated at the Stericycle facility consists of garbage that was generated outside the US and arrives here via ship, plane, or other method. The concern is that foreign diseases or pests may have a negative impact on the agriculture proximate to the ports of entry, such as produce, vegetable or cattle. This waste is regulated by USDA, as it does not pose a risk to humans.

Odors from waste treatment most often originate from either standing water or the organic matter in the waste itself. Standard procedures address the potential for odors through the prompt treatment of waste as it's received, storage of pathological waste at temperatures below 32° F, and floor and trench drains to eliminate the potential for standing water. Any potential odor problems caused by this project can be mitigated with a variety of options. These include pulling vacuums as necessary from the autoclave to remove additional steam from the chamber prior to removing waste, and increasing water to the condensate tank prior to discharge. Odor masking agents can be introduced to the equipment should that step be warranted.

4. BIOLOGICAL RESOURCES. <i>Would the project?</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c.	Have a substantial adverse effect of federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion

4.) a. through f. This project is fully developed within the City of Vernon and zoned "I" Industrial. All operations are fully contained within the building. No vegetation or natural habitat exists on the project site or in the vicinity. No wildlife have been identified proximate to the project, nor are there wetlands or riparian areas nearby. The project will not alter or disperse any migration corridors. No impacts would occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES. *Would the project:*

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d.	Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion

5.) a. through d. There are no known cultural resources in the area. CEQA Guidelines define historical resources as any object, building, structure, site, area, place, record or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. All project impacts are within the building itself. The project site itself does not meet any of the cultural resource qualifications for being a historical, archeological, or paleontological resource. There is no impact and no mitigation measures are necessary.

6. GEOLOGY AND SOILS. *Would the project:*

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i.	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii.	Strong seismic ground shaking?			X	
iii.	Seismic-related ground failure, including liquefaction?				X
iv.	Landslides?				X

b.	Result in substantial soil erosion or the loss of topsoil?				X
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion

6.) a. i. through iv.

The California Geological Service (CGS) under the Alquist-Priolo Act, is charged with establishing Earthquake Fault Zones. These zones extend from 200 to 500 feet on each side of a known earthquake fault to identify areas where potential fault rupture could impact occupied buildings. The project site is not located within an Alquist-Priolo fault zone as designated by the CGS. However the project site is located in Southern California, but the closest fault is located over seven miles from the site. The building is in compliance with the Vernon City Code and the California Uniform Building Code; as a result any impact on the project from 'strong seismic ground shaking' is deemed less than significant. Further analysis of the building structure is not required and no mitigation measures are necessary.

6.) b. through e.

The building was originally built around 1939 and remodeled in 1991. No modifications have been made to the project site to re-grade or modify the existing land. Therefore it is evident that all soil is stable and this project would not create instability as all work and improvements have been done within the building. Since sewers are available for wastewater discharge soil designated adequate for septic or discharge is not applicable and the project poses no impact.

7. GREENHOUSE GAS EMISSIONS -- <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Generate green gas emissions either directly or indirectly, that may have a significant impact on the environment?			X	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion

7.) a. and b. Climatic conditions are impacted by changes in temperature, wind, storm activity, ocean currents, and other natural phenomena that have occurred throughout history. Over the past two decades the concern has risen of the impact of human activity on climate conditions. These climate impacts typically come from greenhouse gasses, so referred as they represent emissions that are trapped in the atmosphere warming the earth beneath it. At optimum levels this greenhouse gas effect supports the climate that fosters life on earth. The concern arises from excessive greenhouse gasses that may induce a rise in global temperatures that can potentially change the various ecosystems. The main greenhouse gasses in our atmosphere are carbon dioxide, methane, nitrous oxide, and ozone. The creation of these gasses in the course of industry activity is the center of this issue. The creation of GHG emissions occurs in the normal course of business, commercial and residential activity, whether it be from the air we exhale, the cars we drive, or products developed through raw material processing.

This particular project has no manufacturing or industrial processes that emit greenhouse gasses through production. In the course of processing waste water vapor is generated in the form of steam, however, the quantity of water vapor generated is insufficient to impact the overall climatic precipitation within the Vernon climate zone and fundamentally alter regional weather patterns. AB1493, which took effect in January 2004 requires the development of regulations to achieve "the maximum feasible reduction of greenhouse gasses" emitted by noncommercial passenger vehicles, light

duty trucks and other vehicles used primarily for personal transportation. Commercial vehicular activity was excluded. However, subsequent environmental legislation such as AB32, SB1368, and SB97 expand the reach of environmental regulation on commercial operations in California. SB97 specifically requires the Office of Planning and Research (OPR) to develop guidelines for the analysis and mitigation of greenhouse gas emissions associated with transportation and energy consumption, although as yet this project has not been done, therefore as of this writing no specific mitigation measures are required. When finalized, the legislation will apply retroactively to any document required by CEQA; including EIR's, negative declarations, or mitigated negative declarations. At such time vehicular emissions may be tracked and impacted by the legislation. In the meantime in the Air Quality Section 3 above, an analysis of vehicle impact has been done using methodology of the SCAQMD, which tracks specific pollutants as referenced in that Section using the number and type of trucks permitted by the City of Vernon for this facility at it's capacity.

Greenhouse gas emissions from operations can be estimated based on boiler natural gas usage. Preliminary assessments using published emission factors for CO₂e and SCAQMD Guidelines on vehicle miles traveled and cubic feet per year of natural gas indicate under 3000 net new tons of CO₂e per year would be created by this project at it's current permitted capacity. That translates to less than five ten thousandths of a percent (<0.0005%) of California's total emissions as measured in 2004, below de minimis levels and consequently deemed insignificant. With this in mind it is important to remember that ghg generation itself does not create adverse environmental effects. The balance of proper levels of greenhouse gasses is the desired objective, and this project does not negatively impact those efforts, and as a result no mitigation factors are needed. In any case, there will be no increase in capacity of the facility or traffic as a result of the addition of APHIS waste, and therefore, there will be no increase in greenhouse gases as a result of this project.

8. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Create a significant hazard to the public or the environment through the routine transportation, use, or disposal of hazardous materials?			X	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h.	Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion

8.) a. and b. All operations including transportation, handling, transfer, treatment and disposal of medical waste, and APHIS waste are consistent with all applicable federal, state, and local regulations. The facility is under permit and enforcement by the Department of Public Health and subject to regular inspections. As indicated in Section 3 above, the constituent properties of medical waste are inherently non-hazardous. There are four criteria necessary for the transmission of disease to occur. They are: The presence of a pathogen, a significant dose of the organism, a susceptible host, and a portal of entry; all are necessary requirements for the transmission of disease. Thus the risk of exposure is more occupational than environmental; that is to say that the risk is associated with subcutaneous contact with infectious agents. As a result, and history supports this, *there is minimal risk to the public or the environment from exposure to the waste handled at the facility.* APHIS waste requires treatment by autoclaving, due to the potential for microorganisms or pests of foreign origin to infect the agricultural crops near the point of entry. These microorganisms are not harmful to humans, but are of concern to the agricultural population, which is why the Animal, Plant, Health Inspection Service (APHIS) of the United States Department of Agriculture (USDA) has oversight of this waste stream.

The transportation of waste to the facility involves precautions designed to reduce the risk of spillage and exposure in the event of a vehicle accident. All waste is in sealed bags of the prescribed strength required by law. The bags are placed in sealed containers with tight fitting lids, and all vehicles are secured by roll-up doors. Spill kits are available in all vehicles containing disinfectants and solidifiers to clean up on site any spills. Emergency action plans are in place and would be executed in the event of any accident or spillage of waste where there was any potential risk to the public. As a result of the comprehensive regulations in place for waste no mitigation measures are necessary to protect the public health or the environment.

8.) c. through h. The site is not located within ¼ mile of a public facility or school. A residential tract is ¼ mile south of the project location and traffic activity to and from the site is away from the residences. The site is not designated a hazardous material site, nor is it within an airport land use plan. It is not a location proximate to wildlands, and as a result mitigation measures are unnecessary.

9. HYDROLOGY AND WATER QUALITY. *Would the project:*

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements?			X	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f.	Otherwise substantially degrade water quality?			X	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate				X

	Map or other flood hazard delineation map?				
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j.	Inundation by seiche, tsunami, or mudflow?				X

Discussion

9.) a. through j. This is an existing building and all improvements and operations occur within the building itself. No modifications have been made to the site so existing grading and drainage patterns are unaffected.

The Federal Emergency Management Agency (FEMA) has not designated the site as being within a 100-year flood hazard area, so no mitigation measures are necessary to prevent flooding. The City of Vernon maintains the streets to insure appropriate drainage is maintained for normal storms and water runoff.

The project site is not located in the vicinity of a body of water. Therefore, the project would not be susceptible to inundation by a seiche or tsunami. The project is not located down slope from an area of mudslope potential. The project site and surrounding area is fully urbanized, and therefore, no mudflow risks exist. No impacts would occur, and no mitigation measures would be necessary.

10. LAND USE AND PLANNING. <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Physically divide an established community?				X
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion

10.) a. through c. The operation falls within the guidelines outlined in the Vernon City Plan, and is zoned "I" Industrial. The project site is subject to several land use plans and regulations. Locally the City's Zoning Ordinance regulates development and operation of the project site. The City has issued a Conditional Use Permit for the operation, and based upon their review no conflict exists with any land use plan. The industrial nature of the City does not require habitat conservation or community conservation plans and this project does not risk dividing the community as the operation conforms to others in the City.

11. MINERAL RESOURCES. <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X

b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
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Discussion

11.) a. and b. The operation is fully developed within the confines of the building. No mineral extractions occur in the process, either on site or nearby. The California Geological Service has not classified the site as within a mineral producing area. No impacts would occur, and no mitigation measures are necessary.

12. NOISE. <i>Would the project result in:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b.	Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion

12.) a. through f.

a. The City of Vernon Zoning Ordinance establishes comprehensive noise limits within the General Industrial Zone. The current maximum is 75dBA throughout the city, with the exceptions of projects within 1/10 of a mile from either a public school or residence. As indicated in the previously approved CUP, equipment within the building has a maximum of 73dBA within 5 feet of the operations within the building. The noise level diminishes rapidly the farther away from the equipment and thus is well within city limits outside the project site. Ear protection equipment is available to employees for use according to the company's safety policy.

b. Minimal ground borne vibration or noise is generated by the project. No equipment within the building nor operational activity generates vibrations or ground-borne noise level.

c. No permanent increase in noise levels is associated with this project. Normal vehicle activity with truck ingress and egress does not increase noise levels outside the building, and operations from this activity impact noise levels only periodically during processing activity. The feedwater tank to the boiler, located outside, is insulated to mitigate noise normally associated with that type of equipment.

d. Prior to its current use as an autoclave facility, the building activity at the project site consisted of the storage of toilet paper and wholesale toy distribution. As such minimal noise levels were generated by this warehouse operation, so any subsequent project activity would likely be result in an increase of noise levels. However, these noise levels are periodic related to operational activity and are neither constant nor permanent, primarily coming

from the compressor, boiler feedwater tank, and steam outlet for the autoclave. The noise levels within the building as indicated in (a) above are below required city levels, and there are additional measures taken to keep the noise levels as minimal as possible. These include insulation of boiler feedwater tank, and control of the steam outlet. The employees are provided with ear protection equipment, which they are encouraged to use at their discretion.

e. The project is not located within an airport land use plan nor within two miles of a public use airport.

f. The project is not located within the vicinity of a private airstrip.

13. POPULATION AND HOUSING. *Would the project:*

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion

13.) a. through c. This project will have no impact on population growth, nor will it displace any existing housing or people.

14. PUBLIC SERVICES.

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X	
	Fire protection?			X	
	Police protection?			X	
	Schools?				X
	Parks?				X
	Other public facilities?				X

Discussion

14.) a.

Emergency services including fire and police protection, emergency medical services, and hazardous material control are all provided by the City. In any emergency, immediate response from fire or police agencies comes within 4 minutes of any emergency request. The site has security fencing to completely enclose the project, thus deterring demand for police services. While there are risks of fire associated with any industrial business in Vernon, this project does not

significantly increase that risk, and no additional levels of service from either fire or police is considered necessary. The project has specific safety procedures in place to address the hazards associated with a fire, including holding waste being unloaded from the autoclave after treatment to allow it to cool, and the storage of waste in the compactor awaiting disposal. The nearest school and park is slightly more than one mile from the property. No other public facilities are impacted by this project.

15. RECREATION.					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion

15.) a. and b. As indicated previously, no population increases or displacements are caused by this project. As such no recreational facilities or public use facilities are impacted in any way.

16. TRANSPORTATION/TRAFFIC. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e.	Result in inadequate emergency access?				X
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Discussion

16.) a. through c.

Stericycle operates its own fleet of vehicles to bring medical waste into the facility. These vehicles have the necessary Medical Waste Transporter Authorization (s) as required by the State Dept of Public Health, as well as Hazardous Waste Hauler Permits from the State DTSC, and the US DOT. Vehicle compliance and transportation issues are under the jurisdiction of these above agencies. A few select 3rd party haulers periodically bring medical waste to the Stericycle facility. These haulers maintain their own transporter permits as required by regulators.

Stericycle may operate up to 24 total trucks out of this facility, including solid waste transport trucks. The working hours for these vehicles at plant capacity are projected as follows:

Shift hours

1st 6AM-2PM

2nd 2PM -10PM

3rd 10PM-6AM

The project is located at the intersection of Loma Vista Ave and East 48th Street, one block south of the nearest controlled intersection of Loma Vista Avenue and District Boulevard. Traffic volumes at that intersection are approximately 1200 vehicles per day with a level of service of B for the AM peak hours and C for the PM peak hours. Trucks traveling to or from the facility would be expected to access the freeways at the intersection of District Boulevard and Atlantic Avenue. Although the Level of Service (LOS) designations at that intersection are D and E respectively for AM and PM, the additional transportation activity from this project will not change the level of service designations as shown in the spreadsheets that follow at the end of this document. Because of the shift schedule and the need to have the route trucks operate with the least amount of traffic, at full plant capacity, a maximum of 5 vehicles will utilize the intersections during the peak hours of 8-9 AM and 5-6 PM. That capacity number is reflected in the LOS spreadsheets.

This application would allow for the treatment of APHIS waste at the facility, but does not increase the overall capacity for which the facility is currently permitted. Therefore no increase in traffic should arise as a result of the approval of this request.

16.) d. through f.

There are no increased hazards inherent in this project that are impacted by design features within the City's infrastructure. Vernon's industrial base makes this operation compatible with the physical aspects of roads and intersections. The transportation necessary to conduct Stericycle's business does not impact public transportation, bicycles, or pedestrian facilities.

17. UTILITIES AND SERVICE SYSTEMS. *Would the project:*

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB)?			X	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e.	Result in a determination by the wastewater treatment provider,				X

	which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion

17.) a. through e.

The project location is has an Industrial Wastewater Discharge Permit issued by the Los Angeles County Sanitation District (LACSD). LACSD establishes the discharge limits and has the authority to enforce those limits and conduct regular inspections and test for compliance.

This project will not result in the need to expand existing infrastructure or build new facilities to meet wastewater discharge demand, so no mitigation measures are necessary for either storm water or wastewater drainage and discharge.

17.) f. and g.

Disposal of solid waste is regulated by the CA Department of Resources, Recycling and Recovery (formerly the Integrated Waste Management Board) and as the company is permitted by the Department of Public Health must comply with regulations under the Medical Waste Management Act for disposal of treated medical waste and be in compliance with any applicable federal, state or local statutes and regulations. The permitted capacity of the facility is 80 tons per day under current state permit. As a result the state has determined that landfills suitable to receive the waste have adequate capacity to accept the waste generated by this project. In an effort to more closely monitor the potential impact of the facility's operation, the City of Vernon has limited the throughput capacity of operations to 40 tons per day. When that threshold is met, the City will review the implications of raising the capacity to state permitted levels.

18. MANDATORY FINDINGS OF SIGNIFICANCE. <i>Would the project:</i>					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion

18.) a. through c. As previously indicated the project is located within the City of Vernon, zoned "I" Industrial, and is compatible with the industries in the surrounding area.

Traffic Impact Analysis

As required by the City of Vernon, a level of service (LOS) analysis was conducted at two intersections impacted by this project; Loma Vista Ave. and District Blvd, which lies 250' north of the project, and Atlantic Avenue and District Blvd, which is the closest intersection prior to accessing the main freeway arteries entering and leaving the city, which would be applicable both to employees in personal automobiles and trucks coming to and from the facility.

Methodology

Intersection Capacity Utilizations (ICU's) were calculated to measure the LOS of each intersection, using the matrix provided by the City. Existing and projected volumes were compared to the intersection capacity to calculate the volume to capacity (V/C) ratio, which was then used to determine the LOS for that particular intersection. Critical V/C ratios identified by the City were compared with the LOS categories to see if any LOS categories were impacted.

LOS categories range from excellent, meaning nearly free-flow traffic at LOS A, to overload stop and go conditions at LOS F. Level of Service D is considered the minimum acceptable LOS at intersections in the City of Vernon. LOS definitions are provided in the table below:

Level of Service (LOS)	V/C Ratio	Definition
A	0.0 – 0.60	<i>EXCELLENT</i> . No vehicle waits longer than one red light and no approach phase is fully used.
B	>0.6 – 0.70	<i>VERY GOOD</i> . An occasional approach phase is fully utilized; many drivers begin to feel restricted within vehicle groups.
C	>0.7 – 0.80	<i>GOOD</i> . Drivers may have to wait through one or more than one red light; backups may develop behind turning vehicles.
D	>0.8 – 0.90	<i>FAIR</i> . Delays may be substantial during portions of rush hours, but lower volume periods occur to clear developing lines and prevent excessive backups.
E	>0.9 – 1.00	<i>POOR</i> . Represents the most vehicles intersection can accommodate; long lines of vehicles waiting through several signal cycles.
F	>1.00	<i>FAILURE</i> . Backups restrict or prevent movement of vehicles out of the approach lines. Delays with increasing lines.

Based upon the City of Vernon General Plan Update and 2007 Zoning Ordinance Revision, a significant impact would occur at an intersection if "Poor" Levels of Service are projected. Current LOS categories outlined by the City for the two intersections are shown below.

Intersection		AM Peak Hour		PM Peak Hour		Comments
		V/C Ratio	LOS	V/C Ratio	LOS	
43	Loma Vista/District	.688	B	.735	C	
49	District/Atlantic	.869	D	1.008	F	Mitigated - Atlantic Bridge Widening .

As indicated by the ICU calculations the follow, Levels of Service are not affected by this project at the anticipated traffic volume from the location. Most of the vehicular traffic to and from the project are at off-peak hours. The vehicles that do transit the critical directions during peak hours do not alter the Level of Service category in any instance. Therefore, a notation of less than significant impact is warranted.

Additionally, a table showing projected traffic flow in and out of the project is included. This table illustrates projected vehicular traffic hour by hour to and from the location.

PROJECTED TRAFFIC PATTERN FOR STERICYCLE VERNON SOUTH FACILITY

Based Upon a Capacity of 40 Tons per day

VEH. TYPE	DIRECTION	12AM	1AM	2AM	3AM	4AM	5AM	6AM	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	11PM	TOTAL
53' trailer	Outbound						1	1	1	1	1						1	1	1							9
	Inbound											1	1	1			1	1	1				1	1	1	9
28' trailer	Outbound											1	1	1						1	1	1	1			7
	Inbound								1	1	1							1			1	1				7
26' bobtail	Outbound																			2	2					4
	Inbound																									4
Rolloff	Outbound									1						1	1		1	1						4
	Inbound											1		1		1		1								4
Office staff	Outbound																									3
	Inbound																		2							3
Plant staff	Outbound									2															9	18
	Inbound															9										18
Drivers (cars)	Outbound																2	2								7
	Inbound																		2							7
Total							12	4	2	5	2	5	2	4		14	19	4	5	4	4	3	2	1	12	104

INTERSECTION CAPACITY UTILIZATION

In Compliance with Requirements for CEQA Initial Study
Intersection 49: Atlantic & District
Maximum Traffic as Outlined by City

AM Peak Hour 7-8 AM PM Peak Hour 5-6 PM

Movement	No. Lanes	Capacity	AM Peak Hour Volume	Hour V/C	PM Peak Hour Volume	Hour V/C
NB Left *	1	1600	264	0.165	103	0.064375
NB Thru	3	4800	1145	0.242	974	0.202917
NB Right	0	0	17		15	
SB Left	1	1600	113	0.071	113	0.070625
SB Thru *	3	4800	871	0.181458	1554	0.324
SB Right	f		833		604	
EB Left *	2	2880	916	0.318056	1291	0.448264
EB Thru	1	1600	125	0.078125	305	0.190625
EB Right	f		62		284	
WB Left	0.5		11		11	
WB Thru *	1.5	3200	258	0.084	99	0.034
WB Right	f		106		91	

Sum of Critical V/C Ratios

0.748514

0.870639

Adjustment for Lost Time

0.1

0.1

Intersection Capacity Utilization

0.848514

0.970639

Level of Service

D

E

LOS	Max ICU
A	0.6
B	0.7
C	0.8
D	0.9
E	1
F	n/a

INTERSECTION CAPACITY UTILIZATION

In Compliance with Requirements for CEQA Initial Study
Intersection 49: Atlantic & District
Traffic Impact of Project

AM Peak Hour 7-8 AM PM Peak Hour 5-6 PM

Movement	No Lanes	Capacity	AM Peak Hour Volume	Hour V/C	PM Peak Hour Volume	Hour V/C
NB Left *	1	1600	264	0.165	103	0.064375
NB Thru	3	4800	1145	0.238542	974	0.202917
NB Right	0	0	17		15	
SB Left	1	1600	113	0.070625	113	0.070625
SB Thru *	3	4800	871	0.181458	1554	0.324
SB Right	f		833		609	
5 Trucks added at peak pm SB right.						
EB Left *	2	2880	921	0.319792	1291	0.4482645
EB Thru	1	1600	125	0.078125	305	0.191
EB Right	f		62		284	
WB Left	0.5		11		11	
WB Thru *	1.5	3200	258	0.084	99	0.034
WB Right	f		106		91	

Sum of Critical V/C Ratios

0.75025

0.870639

Adjustment for Lost Time

0.1

0.1

Intersection Capacity Utilization

0.85025

0.970639

Level of Service

D

E

Level of Service Ranges	
A	0
B	0.61
C	0.71
D	0.81
E	0.91
F	n/a

**INTERSECTION CAPACITY
UTILIZATION**

In Compliance with Requirements for CEQA Initial Study
Intersection 43: Loma Vista & District
Exting Traffic Maximums Outlined by City

AM Peak Hour 7-8 AM PM Peak Hour 5-6 PM

Movement	No. Lanes	Capacity	AM Peak Hour Volume	Hour V/C	PM Peak Hour Volume	Hour V/C
NB Left *	1	1600	129	0.081	95	0.059375
NB Thru	0	0	0		0	
NB Right	1	1600	43	0.026875	57	0.035625
SB Left	0	0	70		257	
SB Thru *	1	1600	0	0.044	0	0.161
SB Right	1	1600	13	0.008125	8	0.005
EB Left *	1	1600	11	0.007	13	0.008125
EB Thru	2	3200	546	0.183	1113	0.387
EB Right	0	0	40		124	
WB Left	1	1600	35	0.022	42	0.02625
WB Thru *	2	3200	1261	0.464	584	0.2
WB Right	0	0	223		57	

Sum of Critical V/C Ratios

0.515

0.633625

Adjustment for Lost Time

0.1

0.1

Intersection Capacity Utilization

0.615

0.733625

Level of Service

B

C

LOS	Max ICU
A	0.6
B	0.7
C	0.8
D	0.9
E	1
F	n/a

INTERSECTION CAPACITY UTILIZATION

In Compliance with Requirements for CEQA Initial Study
Intersection 43: Loma Vista & District
Traffic Impact of Project

AM Peak Hour 7-8 AM PM Peak Hour 5-6 PM

Movement	No. Lanes	Capacity	AM Peak Hour Volume	AM Peak Hour V/C	PM Peak Hour Volume	PM Peak Hour V/C
NB Left *	1	1600	129	0.081	95	0.059375
NB Thru	0	0	0		0	
NB Right	1	1600	48	0.03	57	0.035625
						5 trucks am
SB Left	0	0	70		262	
SB Thru *	1	1600	0	0.044	0	0.161
SB Right	1	1600	13	0.008125	8	0.005
						5 trucks pm
EB Left *	1	1600	11	0.007	13	0.008125
EB Thru	2	3200	546	0.183	1113	0.387
EB Right	0	0	40		124	
WB Left	1	1600	35	0.022	42	0.02625
WB Thru *	2	3200	1261	0.464	584	0.2
WB Right	0	0	223		57	

Sum of Critical V/C Ratios

0.596

0.633625

Adjustment for Lost Time

0.1

0.1

Intersection Capacity Utilization

0.696

0.733625

Level of Service

B

C

LOS	Max ICU
A	0.6
B	0.7
C	0.8
D	0.9
E	1
F	n/a



COMMUNITY SERVICES & WATER DEPARTMENT

Samuel Kevin Wilson, Director of Community Services & Water
4305 Santa Fe Avenue, Vernon, California 90058
Telephone (323) 583-8811 Fax (323) 826-1435

June 14, 2011

Seymour Lehrer
Lehrer Investments
975 Knollwood Drive
Santa Barbara, CA 93108

RE: Notice of Intent to adopt a Negative Declaration for Stericycle, Inc. located at 4726 Loma Vista Avenue

Dear Ms. Lehrer:

The City of Vernon is receipt of your comment regarding the Notice of Intent/Negative Declaration for Stericycle, Inc. located at 4726 Loma Vista Avenue in the City of Vernon. In response to your letter the City staff has prepared the following responses:

- What is APHIS Waste?
 - **Response:** The Animal Plant, Health Inspection Service (APHIS) is a part of the US Department of Agriculture. Their goal is to protect the animal and plant health in the United States, by insuring that foreign pests and diseases harmful to agriculture do not cause harm to crops or livestock. There are restrictions on the waste (garbage) that may enter the country. The Stericycle facility proposes to treat wastes from foreign ships. The waste is not of concern to humans, only plants and animals. The USDA says this about why garbage is restricted: *Garbage is restricted to prevent the entry and dissemination of plant pests and animal diseases. Garbage arriving from any place outside the United States, except Canada, is subject to requirements and safeguards for handling once in the United States. Garbage arriving from U.S. territories or possessions is also subject to requirements and safeguards for handling once in the United States. Because garbage may contain prohibited items or foreign animal and plant diseases and pests, controlling and disposing of garbage is an essential aspect of protecting American agriculture.*

Exclusively Industrial

LEHRER INVESTMENTS
INDUSTRIAL PROPERTIES975 Knollwood Dr. Santa Barbara, Ca. 93108
805/565-5775 Fax 805/565-5745

May 30, 2011

Kevin Wilson
Director of Community Services
City of Vernon
4305 Santa Fe Ave.
Vernon, Ca. 90058

RECEIVED
MAY 31 2011
Community Services

Dear Kevin:

I have received your "Notice of Intent" concerning Stericycle Inc. located at 4726 Loma Vista Ave.

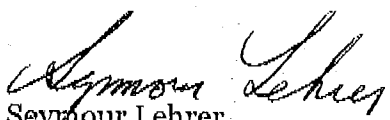
As you know, I am the owner/manager of 4789 & 4889 Loma Vista Ave. In addition, I have just purchased the property at 4425 E. 49th St.

I am curious to know just what is APHIS Waste is? Is it animal bodies or waste? For instance, is it waste that comes from a zoo, or from dairies? Will this operation cause any odors?

Stericycle intends to store large transport trailers at the rear of my 49th street property, and I am investing a considerable amount in improving the property for their use. I need to know whether there would be any odors emanating from these trailers.

Lastly, and probably of no importance, why are you proposing a "Negative Declaration for this project." It seems to me that Negative means NO. I have every confidence that the City knows its business, and I wish to thank you for all the help you and your department have given me over the many years I have been an owner of Vernon properties.

Sincerely,


Seymour Lehrer
Managing Director